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home

RENOVATION

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PRODUCTS
& IDEAS

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Sandstone
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Bluestone
Travertine Basalt



Teakwood Sandstone Rockface Cladding



Torino Limestone –
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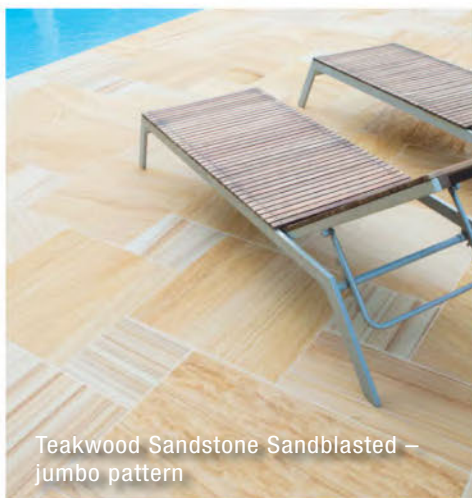
Teakwood Sandstone



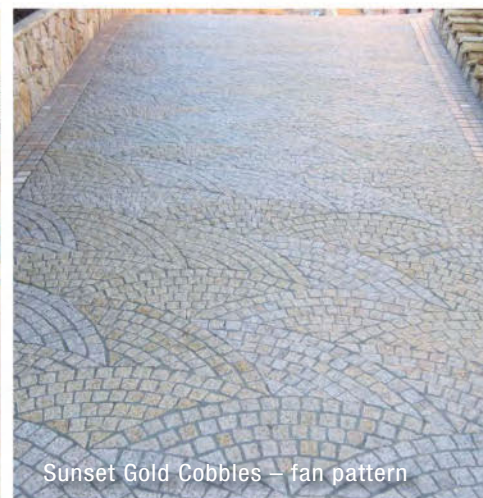
Teakwood Sandstone



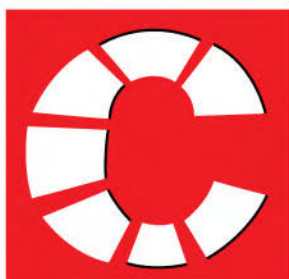
Regent Grey Granite Cobbles



Teakwood Sandstone Sandblasted – jumbo pattern



Sunset Gold Cobbles – fan pattern



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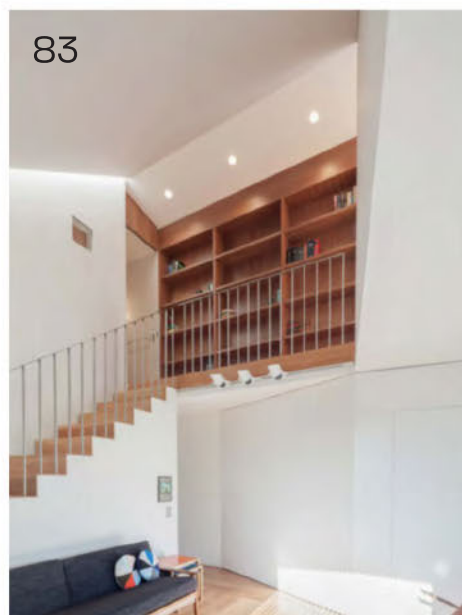
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EDITOR'S LETTER

Are you renovating to sell or renovating to live in your home? Whatever the reason, one thing is clear — it should be quality all the way. Despite what some popular TV shows may claim, renovating takes time and effort, planning and preparing, budgeting and managing from the initial concept through to completion. Without taking the necessary steps, your renovation runs the risk of becoming severely unstuck!

This issue, we feature a number of well-executed renovation projects, including one from Cherie Barber of Renovating for Profit fame. Cherie's project is one of my favourites this issue as it shows what can be done with a former inner-city commercial warehouse to create a comfortable urban dwelling with a leafy and private outdoor space. The materials and furnishings used in this renovation, including recycled timber and vintage-style pieces, complement the lovely bones of the building while ensuring comfort is front of mind.

Another adaptive re-use project in Sydney's inner west is by Benn + Penna Architecture, who turned two adjoining properties, formerly workers' cottages, into two distinctly chic urban homes for two generations of the same family. Again, these properties use skilful design ideas to provide plenty of living space both inside and out. Natural materials, environmentally sustainable principles and a pared-back palette create two beautiful homes.



Selecting houses for publication in *Home Renovation* magazine can be a difficult task as there are so many great projects being undertaken by Australian architects and designers.

With the cooler weather approaching, thoughts will turn to keeping our homes comfortable during autumn and winter. Window coverings play a large part in keeping the warmth in, and this issue, we spoke to expert Jenny Brown from Luxaflex, who gave us some great ideas for choosing the right products.

The bedroom is a sanctuary — or at least it should be. It's where you can indulge your personality and have some fun with colours, textures and patterns. April Ossington delves into the art of bedroom design and decoration this issue, and uncovered some great finds to create the room of your dreams.

Happy reading.

Kate

Kate St James, FDIA
Editor-in-chief

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Despite what some popular TV shows may claim, renovating takes time and effort, planning and preparing, budgeting and managing from the initial concept through to completion

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Circulation enquiries to our Sydney head office
(02) 9805 0399.

Home Renovation No. 10.4 is published by Universal Magazines, Unit 5, 6-8 Byfield Street, North Ryde NSW 2113.
Phone: (02) 9805 0399, Fax: (02) 9805 0714. Melbourne office, Suite 4, Level 1, 150 Albert Road, South Melbourne Vic 3205.
Phone: (03) 9694 6444, Fax: (03) 9699 7980.
Printed in Singapore by Times Printers, www.timesprinters.com, distributed by Network Services, Sydney. Distributed in Singapore and Malaysia by Carkit (FE) Pte Ltd, Singapore.

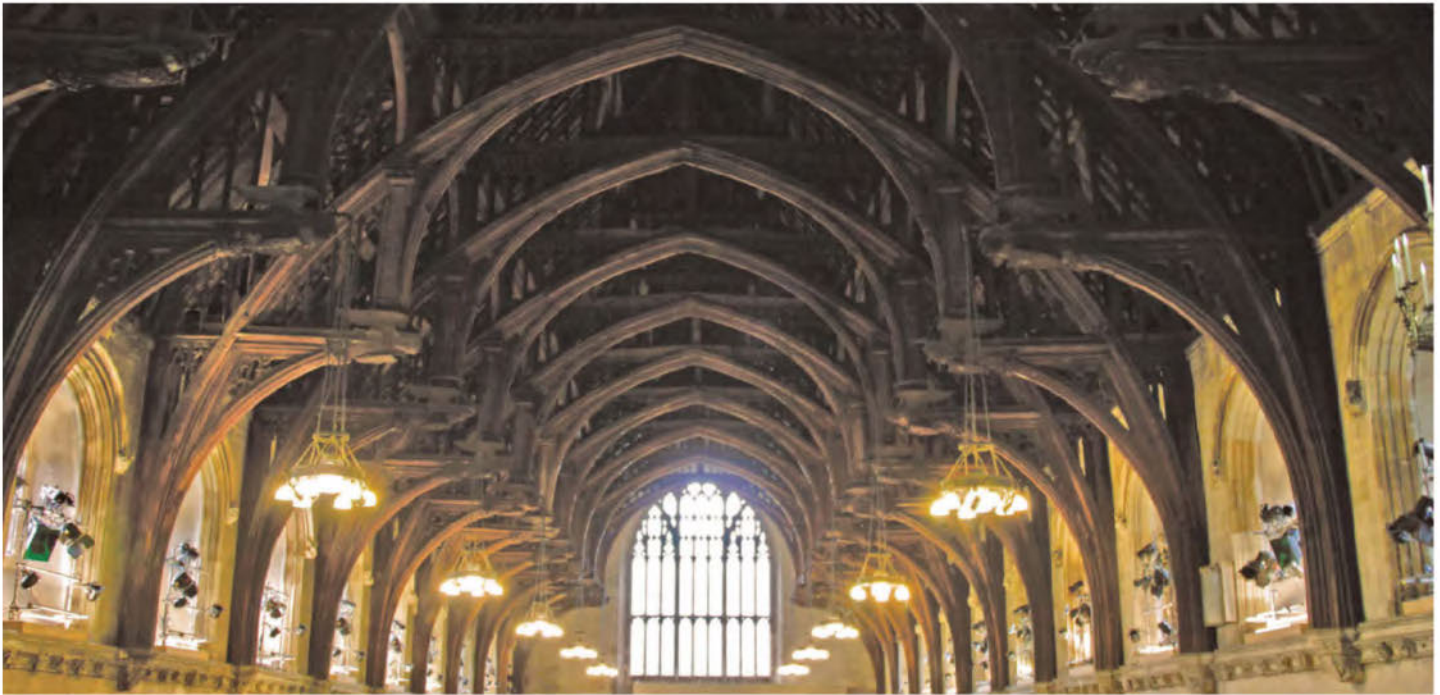
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FURNISH IT

Outdoor furniture is subject to the forces of nature, so it needs to be constructed from quality and durable materials. We explore the various types and their benefits and disadvantages

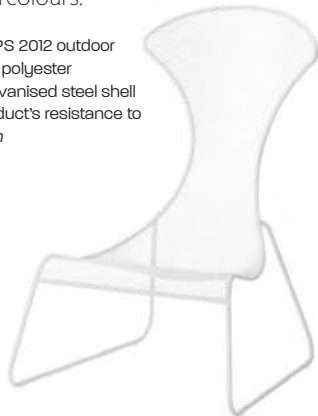
Edited by Karsha Green

Metals

Stainless steel and aluminium are the most commonly used metals in the production of outdoor furniture. However, even though these materials are advertised as being low maintenance, the occasional wash is required and discolouration will most likely occur after prolonged periods of use and exposure to the elements.

When purchasing stainless-steel pieces, check with the supplier as to what grade it is — marine-grade steel would be the ideal option. Aluminium, although slightly more expensive, is a great alternative to stainless steel. Lightweight but sturdy, aluminium furniture is available in a range of trendy designs and powdercoated colours.

BELOW The **IKEA** PS 2012 outdoor lounge chair has a polyester powdercoated, galvanised steel shell to improve the product's resistance to corrosion. ikea.com



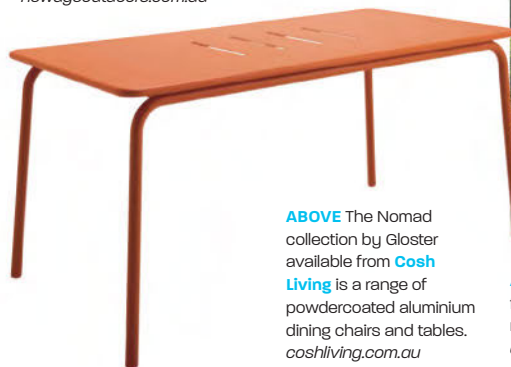
Timber

The main reason many people choose timber furniture is due to its natural and organic aesthetic. While it looks amazing, timber also requires the highest maintenance of all common outdoor materials. Popular wood varieties include teak, cedar, oak, pine and eucalyptus, all of which have natural oils that protect against decay, harsh weather, high temperatures and humidity. However, splintering, greying and water damage are common problems with timbers that require re-sanding, oiling and waterproofing — maintenance that many homeowners are hesitant to commit to.

LEFT The Somers sunlounger from **Jati** is made from premium-grade teak sourced from government-controlled plantations in Java, Indonesia. jati.com.au



ABOVE The Lagoon standing egg chair from **New Age Outdoor Living** is made with a powdercoated aluminium frame and PE-PVC wicker. newageoutdoors.com.au



ABOVE The Nomad collection by Gloster available from **Cosh Living** is a range of powdercoated aluminium dining chairs and tables. coshliving.com.au

Wicker

Assuming a rather casual, cosy look, wicker refers to the weaving process of materials such as bamboo, rattan or cane. Both versatile and lightweight, the traditional aesthetic of wicker furniture is a natural one, however with the introduction of woven synthetic materials and resins, wicker now comes in a variety of colours and designs with an even easier maintenance brief.

These synthetic alternatives tend to be commonly used in outdoor settings as they are stronger and more durable against moisture and heat. Modern wicker furniture also tends to have an aluminium frame that the wicker is wrapped around to offer an even stronger product that will last the test of time. Although man-made, these synthetic materials are still prone to mildew if in contact with excessive moisture, and splintering if continually left in the sun.



ABOVE Brown Jordan's Papillon range of outdoor furniture from **Dune Outdoor Luxuries** is made from a bark-coloured resin weave with complementing upholstered cushions. duneoutdoorluxuries.com.au



ABOVE Eucalyptus is a strong, durable, eco-friendly wood that requires minimum maintenance. Combined with a wrought-iron frame, the Coloma collection by Brown Jordan from **Dune Outdoor Luxuries** will work well in a casual outdoor setting. duneoutdoorluxuries.com.au

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IKEA.com.au/kitchens



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*Your choice of appliances, deco strips, sinks, taps and lighting are sold separately.

UNDER YOUR FEET

Complete your external space with the latest in outdoor flooring

Edited by Karsha Green

BELOW According to **FEAST WATSON**, the latest trends in outdoor decking finishes are moving away from the natural timber look and towards creating a unique statement. The company's newest timber finishes are the Wet Look Deck and the Grey Look Deck. Both are low-odour, water-based products that will add an extra something to your summer celebrations. feastwatson.com.au



ABOVE The **CINAJUS** teakwood sandstone honed paver has a luxurious, natural aesthetic and offers grip resistance that is great for poolside applications. The large size of these pavers provides a stylish and sleek outdoor flooring alternative. cinajus.com

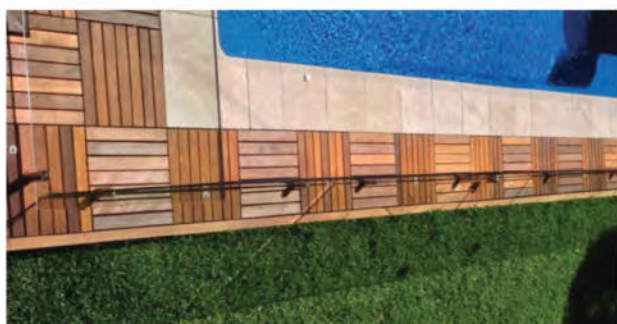
RIGHT **AMBER**'s Easy Lawn is a natural-looking, synthetic grass option. Non-allergenic and soft under the feet, Easy Lawn is also beneficial for the environment, reducing water usage and waste product, as a synthetic lawn lasts longer than living turf. Easy Lawn also reduces power usage as it doesn't need to be mowed. ambertiles.com.au

BELOW The latest outdoor rugs feature the sophisticated style and soft texture of an indoor rug. Available in a vibrant orange/red colourway, the Monaco floor rug from **RAPEE** is both waterproof and UV fade-resistant. rapee.com.au



ABOVE Bluestone tiles have withstood the test of time, emerging in Australia in the early 1800s. **BEAUMONT TILES**' bluestone is made from hand-selected volcanic rock. Its hard, dense and durable nature makes it a perfect choice for outdoor tiling applications. Pictured is the 189591 bluestone sawn tile (600mm x 300mm x 15mm). beaumont-tiles.com.au

BELOW Ideal for the DIY renovator, **NORTHERN RIVERS TIMBER** decking tiles can be laid on top of an existing hard surface without the need for tools or tradesmen. Specifically designed for smaller areas, such as balconies, porches, patios, courtyards or pool and spa surrounds, these decking tiles create an interesting mismatch aesthetic. northernriverstimer.com.au



ABOVE With the strength of porcelain but the aesthetic of natural timber, the Atelier Italian tile collection from **AMBER** is designed for use both indoors and out. With a slip-resistant surface, Atelier tiles are available in five stylish colours — ivory, beige, brown, wenge and grey. ambertiles.com.au



Design with your lifestyle in mind

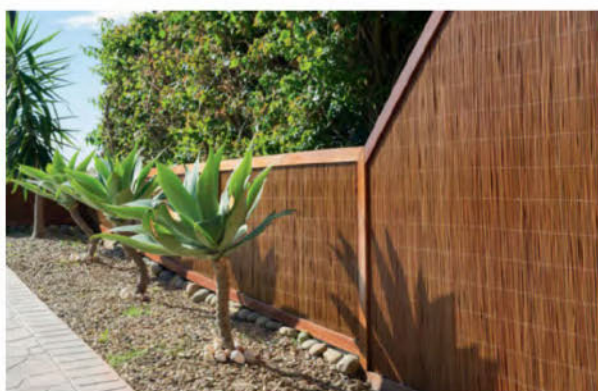
BELOW Sit back and enjoy the view with a fence that doesn't fence you in. Frameless glass fencing is the latest look for your pool or balcony. With two styles of stainless-steel pool clamps designed by **Dunn and Farrugia**, this secure, freestanding glass fence will allow you to see all the features of your home while still providing safety. dunnandfarrugia.com.au



ABOVE With its proven noise-reduction qualities adding an extra element to this sleek, modern design, **Slimwall** fencing offers a stunning look that can easily be customised to suit the style of any existing home. slimwall.com.au

BELOW This picket fence will add an elegant touch while giving a traditional look to your home. With stylish colours and different edges and heights to choose from, **Fencetastic** offers quality vinyl fences for your home and yard. fencetastic.com.au

RIGHT With its natural texture of trimmed Natureed panels, this stunning screening system from **House of Bamboo** provides effective privacy while adding beauty to any outdoor space. houseofbamboo.com.au



FENCED IN

The right fence can enhance the appearance of your property while providing safety and peace of mind **Edited by** Patricia Petratos

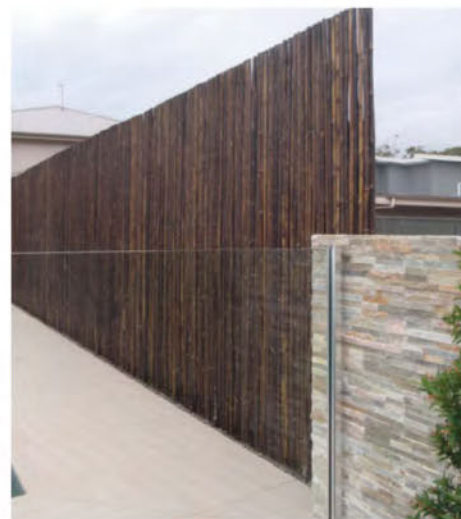


LEFT Available at **Knotwood**, these western red cedar posts give a uniform finish, with no unsightly screws or rivets, to suit the exterior of any home. Knotwood's unique range of aluminium fencing installed vertically, horizontally or even on an angle uses the latest technology to create the natural look and feel of a timber finish. knotwood.com.au



LEFT This **Colorbond** steel fence in River Sand is a simple way to add colour and warmth to your garden. With clean lines, it's made to last all year round while looking great from both sides. Colorbond is available in 14 different designer colours. Match it with your roof, gutters or garage door for a perfectly complemented home. colorbond.com

RIGHT Create your own tropical paradise at home with **House of Bamboo**. Using full-length bamboo poles, bamboo rod screens are ideal for new fences, screening for privacy or hiding unsightly areas. houseofbamboo.com.au





BRITA adds a touch of European style to your kitchen – and enhances the wonderful flavours in your food.

European filtered water systems now in Australia

Filtered water jugs have been a part of Australian family kitchens for many years. But did you know there's now a more convenient way to enjoy the benefits of filtered water at home? Thanks to European designs and technology, you can have great-tasting filtered water at your fingertips simply by turning on your kitchen tap.

Cleaner. Clearer. Better.

Water is such a fundamental part of food preparation, it isn't surprising it can influence the results of your cooking at home. The good news is nowadays there is a cost effective filtering solution available that enhances the flavour and brings out the best in your food. Designed and made in Europe, the BRITA 3-Way Filter-Tap is simple to install and use.

Restaurateur and MasterChef judge, Gary Mehigan has owned and used a BRITA 3-Way Filter-Tap in his home and he has seen the difference for himself. "Filtered water is perfect for bringing out the full potential of your dishes and tastes great for everyday drinking water as well," says Mehigan.

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3-Way Filter Tap Features:

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- Cost effective, easy to install
- Innovative 3-Way Filter Tap allows filtered or unfiltered water
- Filter change reminder
- Kit includes water filter, all components and a BRITA 3-Way Filter Tap



How it works

The BRITA 3-Way Filter Tap comes with everything you need to install yourself. You don't have to drill into your kitchen bench top – it simply replaces your existing tap. The result is great tasting water at your fingertips whenever you want with one lever for filtered water and another for unfiltered hot/cold water.

To discover more about the benefits of a BRITA 3-Way Filter Tap at home, visit www.brita.com.au



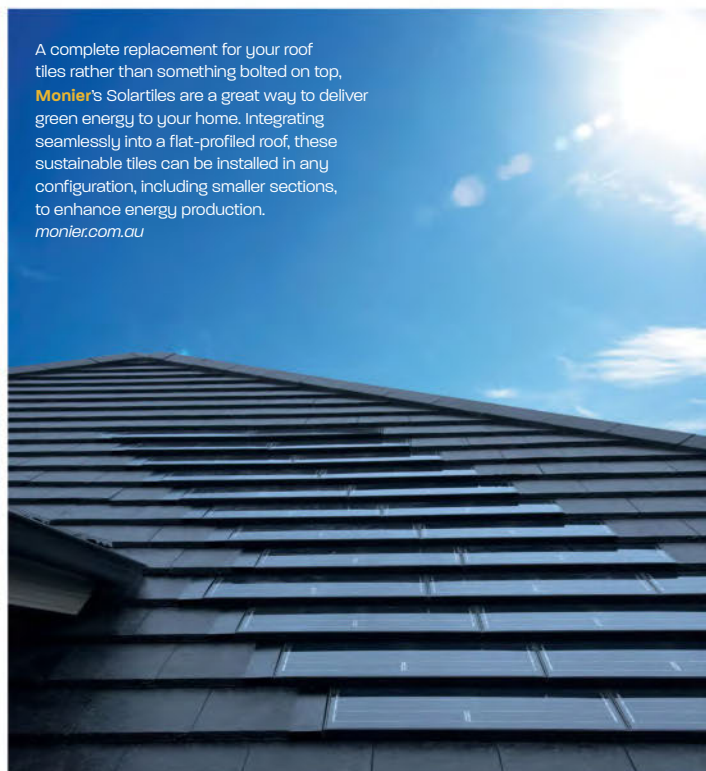
BUILD ME UP

Move over weatherboard and brick. From renders and finishes to roofing and structural materials, the sky is the limit when it comes to the exterior of your home

Edited by April Ossington

BELOW Acrylic-modified and cement-based, Euromix renders have superior adhesion and weather-resistant properties when compared to conventional sand and cement renders. They are suitable for application over most building material substrates in

interior and exterior applications. This home has been finished with a Euromix sandstone texture coat, which is neutral at the time of application, but can be tinted with the desired colour. Available at **Euroset**. euroset.com.au



A complete replacement for your roof tiles rather than something bolted on top, **Monier's** Solartiles are a great way to deliver green energy to your home. Integrating seamlessly into a flat-profiled roof, these sustainable tiles can be installed in any configuration, including smaller sections, to enhance energy production. monier.com.au



LEFT Each piece of **Boral's** Cultured Stone is cast in natural stone moulds and painstakingly hand-coloured to achieve the look and feel of stone, while offering a lightweight and more affordable alternative. With no two pieces the same, Country LedgeStone in Black Rundle creates an interesting effect. boral.com.au



LEFT Featuring a patented interlocking mortar groove for secure adhesion without grouted joints, Pro-Fit LedgeStone in Platinum from the **Boral** Cultured Stone collection offers an easy way to achieve a custom look. boral.com.au

BELOW Made from compressed bamboo strips, **House of Bamboo's** sustainable wall cladding can be applied vertically or horizontally to any substrate. A special heat

treatment process provides the cladding with the highest durability class possible and increases its density considerably. houseofbamboo.com.au



RIGHT A colourful and durable alternative to traditional weatherboards, Stratum is an adaptable trio of cladding products from **BGC**. These innovative planks feature a shiplap joining system, which makes them easy to install. They are also acrylic-sealed, so they're ready to paint. bgcinnovaldesign.com.au



LEFT Available in blackbutt, white mahogany and spotted gum species, **Boral** timber cladding is an attractive and economical solution for finishing the exterior of both old and new homes. As well as contributing to your home's structural performance, this material can be used to create a link between the natural and built environment. boral.com.au

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TILED TERRITORY

A revamped bathroom can do wonders for the resale value of your home and revolutionise relaxation time. Here's some inspiration for your bathroom renovation

Edited by April Ossington

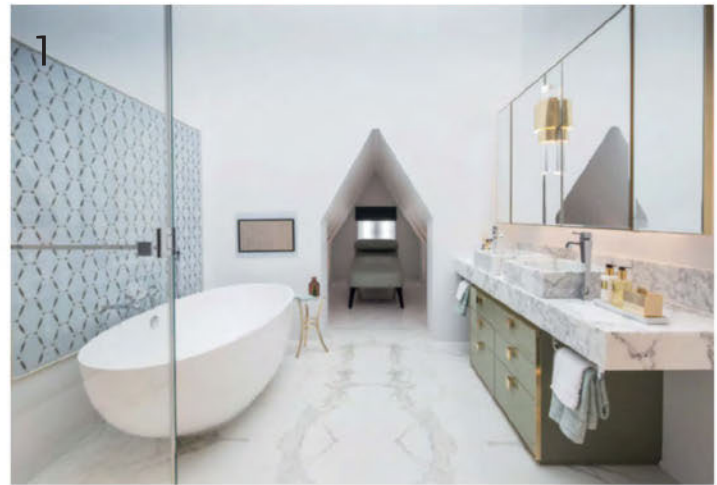
2 Designed in Florence by Simone Speciale Luchinat of **S&L Architects**, this bathroom is made entirely of black slate, black-painted wood and stainless steel, resulting in a moody and masculine space — perfect for the client's young son. The standout feature in this bathroom is the stainless-steel bath. essealcubo.com



5 This unique bathroom by **Roselind Wilson Design** fuses traditional and modern finishes. The Fornasetti tiles add a graphic feature and subtle colour, complemented by a classic Bisazza diamante freestanding vanity. Champagne-textured tiles on the floor and wall offset these finishes perfectly. roselindwilsondesign.com



1 Part of a lavish home in Rose Square, London, by **Roselind Wilson Design**, this master ensuite features a relaxation area. Here, multi-changing, coloured fibre-optics are embedded in the ceiling, offering a soothing focal point when relaxing on the lounge that has been upholstered in pistachio-coloured waxed linen. roselindwilsondesign.com Photography: Richard Waite



3 Located in a new extension to an old coach house, this bathroom by interior designer **Clare Pascoe** has high ceilings and magnificent views of the countryside. The double-vanity unit provides character as well as storage. Texture was created by layering and stepping the door fronts with oak-veneered material. pascoeinteriors.com



4 This master bathroom by **Halo Design Interiors** was completely re-configured to provide a large walk-through shower clad in bronze tiles. Continuing the theme, bronze frames are used as a feature around recessed light boxes and mirror cabinets. halodesigninteriors.com

6 Part of a house in the Nevada desert, this bathroom by **DESIGNLUSH** is reminiscent of a Balinese retreat with its loose pebbles and deep freestanding bath. It offers the perfect place to relax and unwind — you can even watch TV from a seat in the shower. designlush.com
Photography: Bill Timmerman and Zack Hussain



7 This feminine ensuite bathroom by **SHH** features a stylish freestanding bath in stone and slabs of Calacatta Oro marble for the walls and floor. A Danish-designed shell chandelier and beautifully framed mirror are the finishing touches to this deluxe space. shh.co.uk
Photography: Alastair Lever and Gareth Gardner

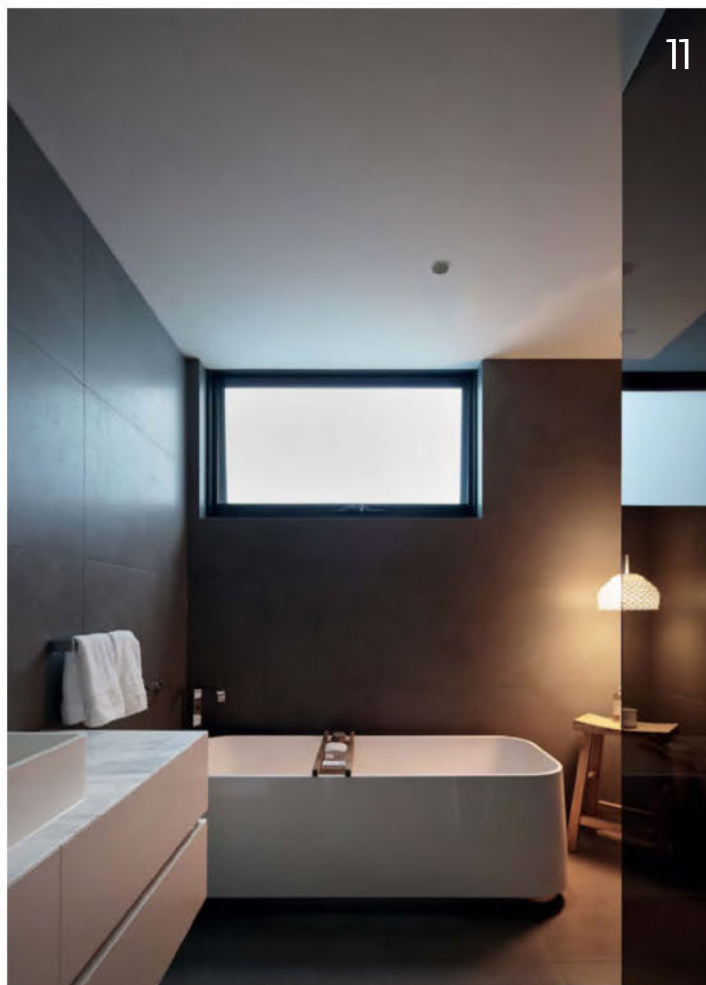
9 Designed by **Roselind Wilson Design**, this master ensuite features a generous walk-in shower and freestanding bath. The floating vanity forms a feature for this luxurious space, complete with a beautifully veined marble splashback and floors along with tessellated tiles. These beautiful finishes form the backdrop for the bronze and glass wall lights and glass taps. roselindwilsondesign.com



8 Connecting indoors and outdoors seamlessly, this outdoor bathroom was designed by Dean Herald of **Rolling Stone Landscapes**. The space is designed to be an extension of the existing ensuite, enabling the owners to bathe outside under the stars. rollingstonelandscapes.com Photography: Danny Kildare

10 Created by **Halo Design Interiors**, this master bathroom opens out to a composite stone bath sitting on an under-lit mosaic plinth which makes it look as if it is floating off the floor. A bespoke, curved vanity unit with icicle Porta Romana wall lights overlooks the bath and adds another focal point to the room. halodesigninteriors.com





11

11 Part of an expansive home in Blairgowrie, Victoria, by **FGR Architects**, this bathroom offers a stark contrast to the rest of the interiors where white is used in abundance. While dark tiles and tinted glass could have made this space appear small and dim, the white ceiling and fixtures work together to brighten it. fgrarchitects.com.au



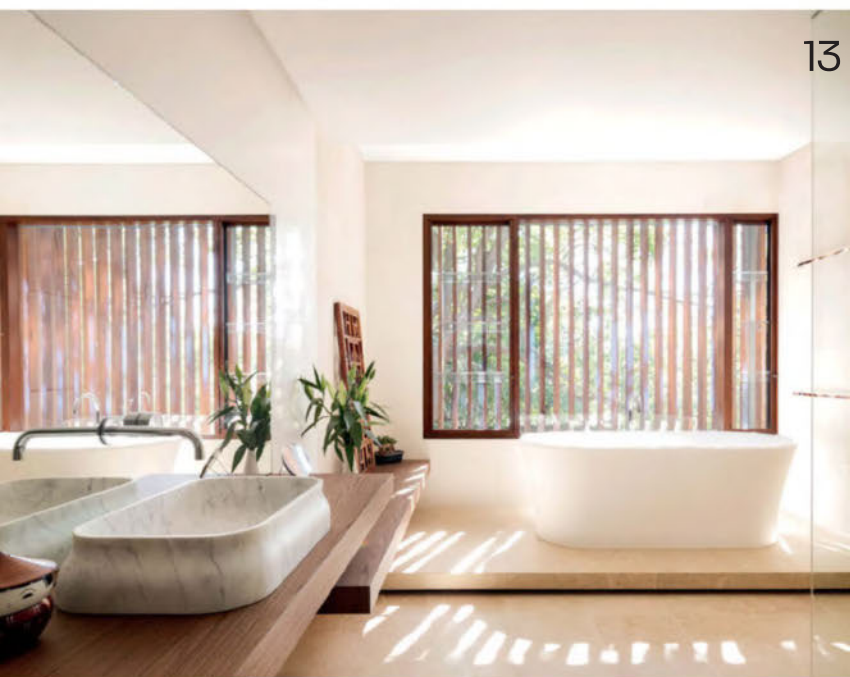
12

12 This bathroom showcases the new Nano collection from luxury French fitting designer **THG**. The modern and elegant series includes taps and accessories for washbasins, bidets, showers and bathtubs. The Nano collection completes THG's contemporary movement with its latest cross and lever handles. thg.fr



15

15 From **Andrew Waller Design**, this home on Sydney's lower North Shore showcases breathtaking views of the Harbour Bridge and Opera House. The bathroom features large mirrors that extend the view and make the bathroom seem more spacious. mrwaller.com Photography: Maree Homer



13

13 Designed by **Arkhefield**, an earthy yet modern bathroom finished in stone and timber is a peaceful retreat. arkhefield.com.au
Photography: Nick Wilson



14

14 This home by **Rachcoff Vella Architecture** in regional Victoria pays homage to its bush surrounds with an abundance of timber. In the bathroom, this contributes to a warm and luxurious space. rachcoffvella.com.au
Photography: Shannon McGrath



16

16 Designed by **Halo Design Interiors**, this home in the south of London received nothing but the best when it comes to luxe finishes and materials. The master bathroom is dramatic and contemporary with its coloured perimeter lighting, quality finishes and limestone slab flooring. halodesigninteriors.com Photography: Richard Gooding

18 Designed by Chris Knierim of **Designer Constructions**, this bathroom features a monochrome palette that creates a modern and dramatic effect. In keeping with the eco brief for this home, these mosaic tiles were partly made using post-consumer recycled glass. designerconstructions.com Photography: Nick Wilson



18

19 Part of a 19th century townhouse in Paris redesigned by **Stephanie Coutas** the Her Bathroom features Calacatta Oro marble by Marbrerie de la Seine and Damasco Bianco tiles by Bisazza, creating a feminine and incandescent space. stephaniecoutas.com



19



17

17 A space fit for a princess, this bathroom by **Designlush** was designed for the client's young daughter. Minimal and contemporary with a touch of glam, the design plays with textures and reflective materials. The luminous space features an accent wall in pearlescent white Venetian plaster and white tiles with mirror-polished accents. The floors boast an organic random relief pattern tile that mimics a stone pathway. designlush.com Photography: Bill Timmerman



20

20 Part of an expansive Sunshine Coast home by **Ultraspaces**, this bathroom gives a nod to '70s style with a fretwork-patterned privacy panel and mosaic shower wall in apple green. Beige plank tiles were used in the shower to ensure the feature wall steals the spotlight. ultraspace.com.au

ORDER IN THE HOUSE



Words Cherie Barber

One of the questions I'm most often asked in my capacity as a professional renovator is "What's the correct order in which to do things?" They could be asking about the cosmetic refresh of an apartment or re-landscaping the backyard. And the frustrating answer often has to be, "It depends."

That's because every renovation project is going to differ according to the work required. For example, if you have asbestos in your house or the place needs rewiring, dealing with those issues is going to require additional steps and tradespeople that you wouldn't need for a more straightforward reno. You may be taking down or adding walls to rejig the layout. In other words, the scope of works and the order of works will vary depending on what remedial work is required and what improvements you're planning as part of the renovation.

Once you've worked this out, you're in a position to do a project plan that sets out the tasks that need to be done and in what order. From this, you'll see what tradespeople you need to hire, when they'll be required and how many times they'll need to visit your site.

That's just a very broad outline of what any project manager of a renovation has to consider, whether it's you or a paid professional. It's a crucial part of any renovation and something I cover in great detail in my workshops.

Streamline your renovation work as much as possible to avoid unnecessary visits by expensive tradies and complete your renovation in the shortest time possible

Planning a kitchen renovation

While you can now see it's impossible to provide a one-size-fits-all approach for any renovation, there are some basic steps you might employ for your project. For example, if you were renovating a kitchen, your steps might look something like the below. We'll assume you've already carefully planned your kitchen and you're ready to go.

1. Strip out

First, you need to get rid of the kitchen that's there now. This is the demolition phase. Old appliances, cupboards and tiles all need to go. But wait — you need to bring in your plumber and sparky before you start swinging any sledgehammers because they need to disconnect services such as water, gas and electricity.

2. Wall and floor installation

You may need to subtract or add walls to make your new kitchen work and the flooring will need to be in position too. A kitchen cabinetmaker can't do their check measure until these works have been completed.

3. Cabinet manufacture

Your kitchen is now a bare shell, so you can get your cabinetmaker around to do a detailed measure up. Once you've signed off on the final design, the cabinets go straight into manufacture, which can take anything from one to eight weeks.

4. Plumbing and electrical rough in

While you're waiting for the cabinets to be made up, you'll need to get your plumber and electrician back to do whatever "rough in" is needed for things like running new pipes and wiring as well as moving power points.

5. Painting

You want to get your ceiling and wall painting done before your new cabinets go in so you're not slopping paint all over your new kitchen. You may need to do some touch-ups at the end, but get the basic painting done now.

6. Cabinet installation

By now, your cabinets are manufactured and ready to go in, which can take your installer one to two days, depending on the size of the kitchen. Now your kitchen will really begin to take shape.

7. Benchtop installation

The benchtops are ready to go in. Either the cut-outs for the appliances will have been done in the factory or they'll be done on-site by the installer.

8. Splashback installation


You might have your tiler around to put in a tiled splashback, or if you've ordered a glass splashback, it will be installed now.

9. Install appliances

All those smart new — and hopefully bargain — appliances you've had safely stashed away are ready to come out of their boxes and be installed.

10. Final plumbing and electrical fit out

You're on the home stretch now. The plumber and electrician will pay one more visit to connect all your shiny new appliances. Crack the cork on the champagne and heave a sigh of relief!

Hopefully you can see how a simple step-by-step plan like this identifies which tradies are needed at which stage of the renovation to allow you to map out an approximate timeline of how long the renovation will take. Approaching any renovation without this kind of methodical, ordered approach would be like building a house on a mudslide. You're simply asking for disaster. 

Cherie Barber is a public speaker, TV renovator on Network Ten's *The Living Room* and the owner of Renovating For Profit, a company that teaches everyday people how to buy, renovate, sell or rent old properties for a profit. To enrol in a Cherie Barber Live three-day Renovating For Profit workshop, visit cheriebarber.com.au

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Words Sue Axlund

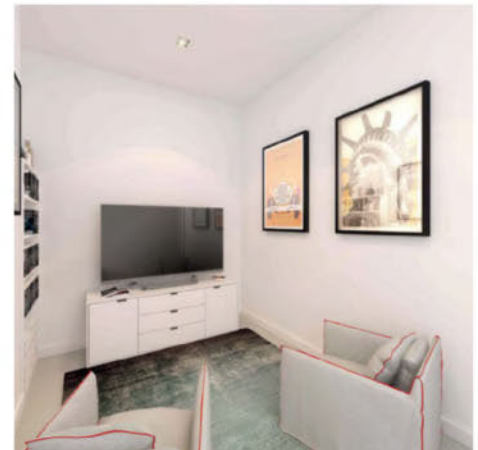
Spare rooms are a blank canvas and can be designed in a variety of ways. I work with Woollooware Bay residential development in the Sutherland Shire, where I provide every purchaser with an interior styling session. Most of these apartments feature a multifunctional room, almost the size of a full bedroom, and buyers often ask for help to make the most of the space. The many ways I have designed this room for different buyers have

A few years ago, the trend was to turn any spare room into a media room. Now, as the living space becomes a multipurpose room with high-end wireless and cleverly designed TV entertainment systems, the opportunities for spare rooms have never been so broad

been so varied — from a complete wine cellar to a yoga/meditation room, an ironing room, a library with wall-to-wall books and a reading chair, a kids' rumpus room, a wall-to-wall shelved show room or a studio — the list goes on!

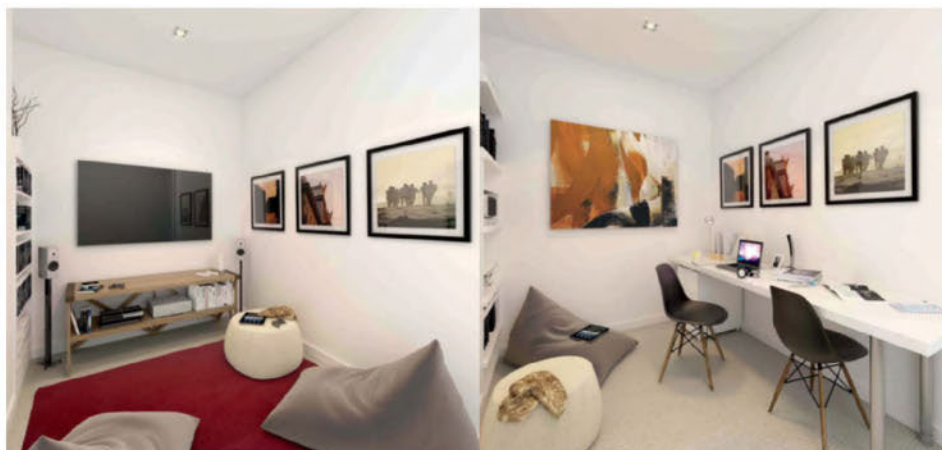
Renovating a spare room is a fun exercise once you have the concept for the room in mind and understand exactly what the function of the room will be. I suggest gathering clippings from the internet, magazines and books and pulling together your conceptual ideas so you can view them as a whole and work out exactly what you want. This will help you to establish a base and begin working with an interior designer or decorator to start the design process and spatial planning of the room.

At Woollooware Bay development, the most exciting design I worked on was the transformation of a spare room into a wine cellar with specialised wine fridges, custom-designed wine racks and floor-to-ceiling wall mirrors to reflect light, create depth and also add a touch of glamour to the room.



One element I believe is very important in this particular space is lighting — it can make the room look fantastic and be functional as well. Think about introducing soft lighting such as table lamps or under-bench/cupboard lights, and use dimmers instead of strong overhead lighting. Flooring is another area where you can add warmth, texture, colour and balance by simply selecting that perfect rug.

Ideal for empty-nesters, retirees and those downsizing, spare rooms can be user-friendly all year round and shouldn't be overlooked as just another room. Start examining other options and get creative with your space. [R](#)



Sue Axlund is one of Australia's most prolific interior designers, heading up leading design firm Axlund and Goldstein as the interior design director. For more than 15 years, Sue has made it her mission to transform ordinary locations into welcoming homes, working on a range of projects from residential apartments to large commercial spaces.

designs for outdoor living



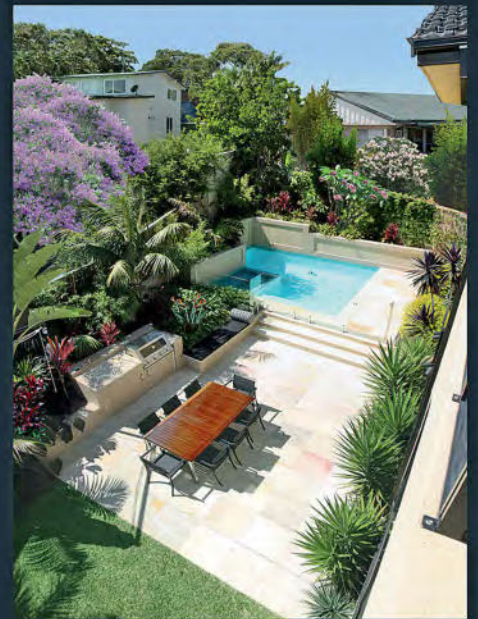
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SUSTAINABLE RENOVATIONS



Words Janine Strachan

Understanding and designing for your local climate and the variations between day and night temperatures as well as seasonal changes throughout the year is the first step to creating a more sustainable home.

Australia is a large continent with eight commonly identified climate zones, so design features suitable for a tropical climate in northern Australia are not necessarily suitable for the temperate climates in southern Australia. Bear in mind there's no single solution, and a home can be designed with a range of design features to maximise the benefits and opportunities of the site.

In temperate climates, we tend to spend more money heating our homes than cooling them, therefore you would get greater benefit from design features that reduce your heating demand.

During the planning stage of your renovation, it's important to understand the orientation of the house on the land. Ask yourself the following questions and take notes on the answers you find. Where does the sun rise? Where does the

sun set? Do you have a tall building on the north preventing solar access? Do you have mature deciduous trees providing shade in summer? Do you have any planning controls limiting the alteration of the home's façade or setbacks to the property boundary? Do the current eaves provide good shading on the windows in summer? Does the home have large gaps around doors, windows and in the flooring? Has the home got insulation in the walls, ceiling or below the floors? Where do the breezes come from?

Understanding these elements of your current home can provide a focus for you in making your home cheaper to run and more comfortable to live in as your renovations can be designed to work with your climate. Things to consider include:

- Locating the living areas to the north and allowing the winter sun to penetrate into those rooms to help create comfortable and light-filled living areas.
- Locating bedrooms on the cooler south side of the home and minimising west-facing windows to help reduce hot bedrooms.
- Having the utility rooms or garage located on the west side of the home to provide a physical barrier to the west (hottest) summer sun.
- Placing bathrooms, kitchens and laundries in close proximity to each other and the hot water system to reduce hot water losses from lengthy plumbing runs.

If you can locate your living areas towards the north, ask your designer whether increased windows or glazed doors will benefit living areas, but also ensure they are shaded from the sun with eaves, awnings or shading by pergolas, while still allowing penetration of the winter sun.

In temperate climates, insulating the building envelope, which includes floors, walls, ceiling,

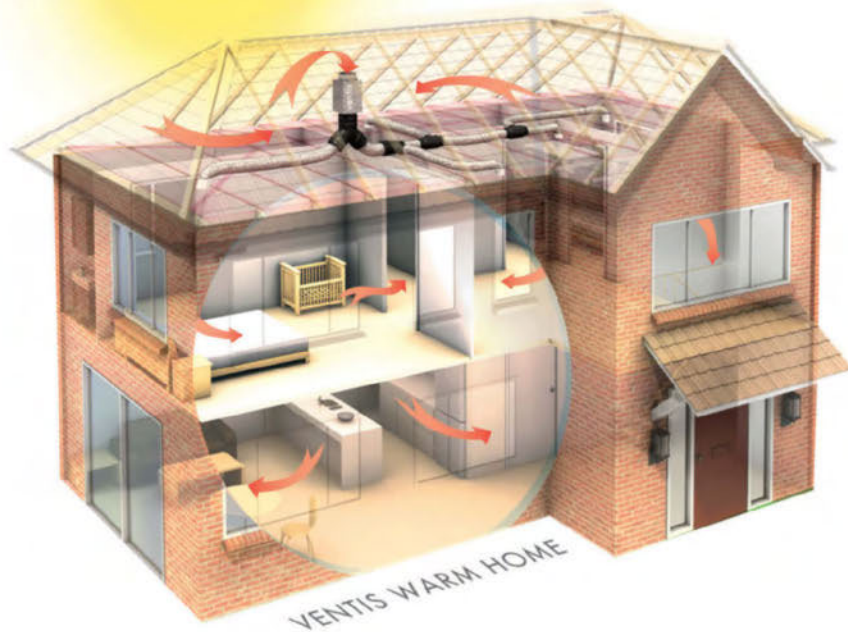
doors, windows and roof materials can help to significantly reduce heat loss during winter and heat gain in summer. Ask your designer to explore insulation with the highest R-value for the building element. The higher the R-value, the less heat is transmitted through the floor, walls and ceiling in summer and the more heat is retained inside during winter. Poorly sealed windows and doors can allow heat to escape and cold to enter the home, resulting in draughts. By installing quality draught sealers around windows and doors, you can help control your environment.

Windows are often the weakest insulation barrier between inside and outside the home, more so in older houses with very thin glass. Therefore, consideration should be given to the optimum window size and glazing type suitable to the climate. Coupled with this is choosing a window frame (timber, aluminium, PVC or



Rainwater can be used for toilet flushing and garden use

Ventilation systems bring filtered air into the home. Image courtesy of Ventis



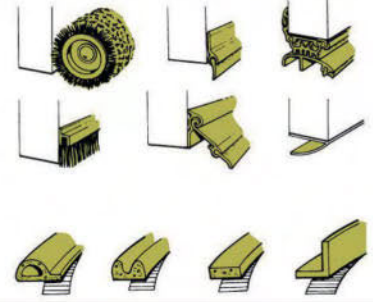
composite) and style (sliding, louvre, casement, awning or multi-tilt) suitable to your needs. The U-value for glazing and window frames indicates their combined ability to transmit heat — the lower the U-value, the less heat is transmitted. Where windows are going to be kept, you could explore secondary glazing through a glazier to provide double glazing, or you could have a window film installed that can improve the U-value of the glazing. Retaining those pelmets and combining them with heavy drapes or insulated blinds can also make a significant difference in heat loss in winter.

In a tropical climate, room location is not so critical for access to winter solar radiation.

Rather, accessing cooling breezes will dictate the ideal room locations. Similarly, shading throughout winter and summer along with roof insulation and ventilation will assist in creating a comfortable home. Designing a narrow home with an extensive external wall area will allow cooling breezes to be directed throughout the home, and key to this is the location of doors and opening windows.

In temperate and tropical climates, consider placing a water feature on the cooler south side of the home and locate windows to allow the cool air to be drawn through the house like a natural evaporative cooler. In addition, good placement and style selection of windows can increase

Draught stoppers around doors and windows can reduce air leakage by 15 to 25 per cent




ventilation by capturing breezes. Ventilation can also be enhanced with ceiling fans in living areas and bedrooms, which will help reduce the demand on artificial cooling. You could also include an automated ventilation system to extract heated summer air and bring in cooler filtered air as night time temperatures drop.

To maximise the benefit of building a home with passive design principles, consider minimising your ongoing energy demand. To light your home, choose light-emitting diodes (LEDs) or compact fluorescent or fluorescent tubes; choose energy-efficient computers, TVs and whitegoods; and choose the most efficient heating or cooling system you can afford.

Once you have got your home energy use down to what you think is essential, consider installing a photovoltaic (PV) system on the roof to generate and offset the energy you require. Check with your energy provider for information on any available rebates.

Kitchens and bathrooms are the focus of many renovation projects and this is where you can significantly reduce your demand on potable water consumption by installing the most water-efficient tapware, toilets, shower roses and whitegoods you can buy. You could also consider installing a large rainwater tank, which can provide water for toilet flushing and gardening.

No matter your project, you have the potential to make decisions that can deliver a comfortable home with long-term savings. 



Ceiling fans circulate heated air and create a cooling breeze throughout the home

Janine Strachan is director of Green Design Solutions, where she brings together her extensive experience in environmental housing design and sustainable building technology. Janine holds a Masters in Environment and Planning, a Bachelor in Environmental Management and a Certificate IV in Building and Construction. janine@greendesignsolutions.com.au

**There's a lot of people
you could ask
about building and
renovation but only
one you should ask.**

We all have thoughts for our renovation or new home. Magazine cuttings, ideas on the back of an envelope, phone pictures of someone else's home, something you saw on Grand Designs...

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Like a good home, the site is designed by architects and has loads of tips and tools to help you plan, cost and generally avoid any pitfalls that await the unwary.

Tools include an online scrapbook to gather your ideas, cost guide, renovation calculator and even the means to build your personal online book of facts.

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HOUSES & APARTMENTS

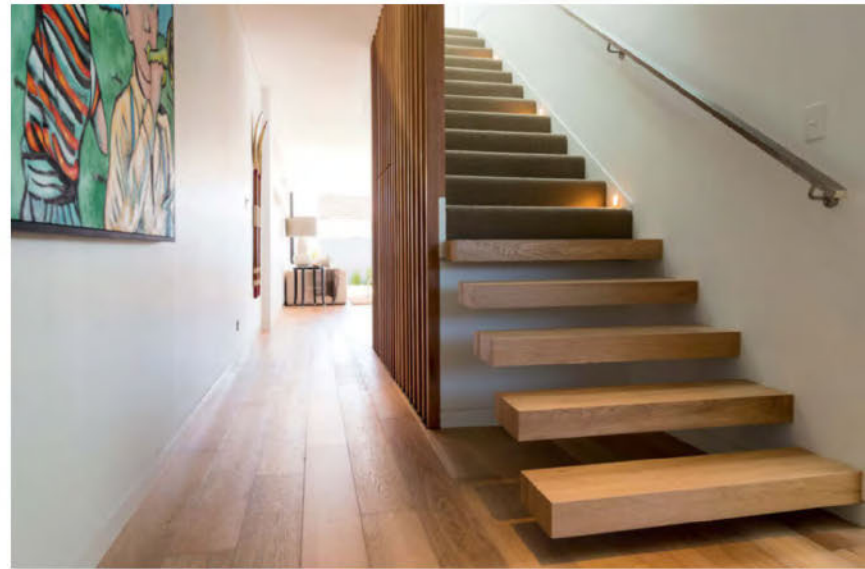


A showcase of outstanding renovation projects

WE LOVE

The neutral palette and open-plan layout with seamless transition between inside and out





SUNLIGHT, SEDUCTION & BEACHSIDE BLISS

Afforded views and access to an almost exclusively locals-only Clovelly beach, the owners of this project have it pretty good when it comes to the location and setting for their family home

Words James Cleland Photography Nuance Photography

Owniing a home in one of Sydney's most enviable beachside suburbs is a dream come true for these homeowners. However, like many Sydney residents, they had to overcome the challenges associated with living in a mid-twentieth century home. As a semi-detached 1960s structure, this home had a whole list of drawbacks that were unfortunately all too common in Australian housing from that era.

A single-level semi, the house was dark, cramped and poorly designed from an orientation standpoint. The site was well positioned to take in the surrounding beachside landscape and views, but it was a shame the home's best room for this was the laundry!

The owners recruited the team from Look Design Group to transform their gloomy semi from a drab single-floor residence into a spacious, bright and open family home that boasts the visual splendour of the Australian coastline and provides a comfortable place to live and entertain friends and family.

To address the lack of space, exposure to natural light and missing connectivity to the outer environment, the internal structure of the house was completely gutted. Inner walls were removed and new window and door openings added to the ground floor's exterior walls. This created the

Abundant natural light now penetrates every aspect of the ground floor, and the natural flow between the courtyard and living area forms an effortless physical connection between the external and internal spaces

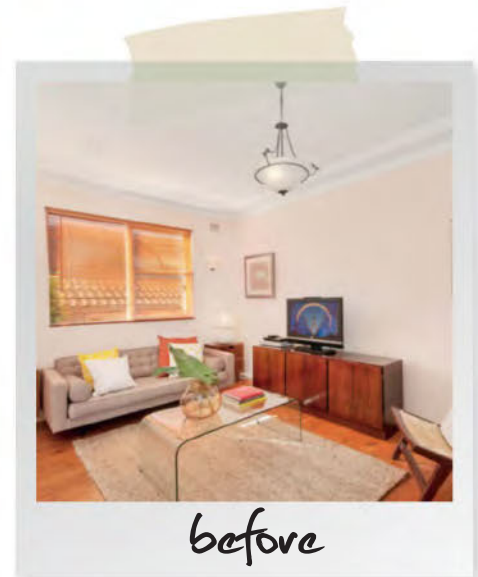


foundations for the living areas, which would take up the lower floor and provide ample opportunity to capture and frame the outside world in as many ways as possible. A second storey was added to house the bedrooms and private spaces. Two bathrooms were also included, along with front and rear balconies.

The new kitchen, living and dining areas flow into each other to create a sensuous, modern, open-plan living space. New floor-to-ceiling windows and a large floor-to-ceiling rear sliding door combine with the original high ceilings to grant a new visual and physical connection to the outer environment. Abundant natural light now penetrates every aspect of the ground floor, and the natural flow between the courtyard and living area forms an effortless physical connection between the external and internal spaces.

The palette of white walls and ceilings works with the soft natural tones of the timber floors and joinery, keeping the internal aesthetic light, bright and conducive to the beachside lifestyle and environment. The new timber courtyard continues this style, creating a vibrant and modern entertainment space that is perfectly suited to balmy evenings and late afternoons in the warmer months.

The top floor mirrors the lower floor in its visual style — a crisp, clean palette that plays second fiddle to the abundant viewpoints that grant the owners unparalleled views of the surrounding neighbourhood and endless glistening expanses of ocean. Sleek and modern bathroom suites complement the bedrooms and again take advantage of large windows that not only grant plenty of natural ventilation, but





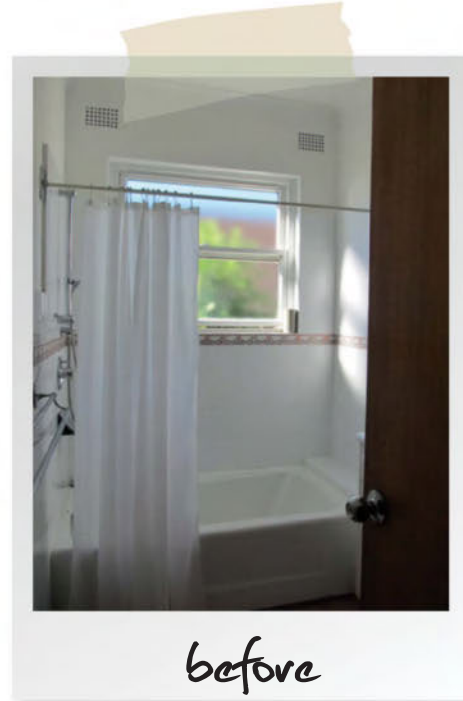


DESIGN TIP

Use highlight windows in the bathroom for privacy and maximum airflow




ABOVE The main bathroom features a freestanding bath, concealed cistern and lots of light



LEFT In the ensuite, highlight windows provide light, ventilation and privacy

also endless amounts of sunlight. Last, the balconies provide a space for enjoying the sunlight, ocean views and open air, while keeping the space intimate and private.

Adding the upper storey provided the design team with a unique response to the issue of the ceiling height on the ground floor. Plumbing and essential structural elements needed to be accommodated, yet the high ground-floor ceilings were integral to the success of the open-plan living spaces. The solution was to create sculptural false lowered ceilings in specific areas of the ground floor. This served to emphasise the height of the ceiling areas that remained untouched.

The success of this home stems from two main elements — expanding the visual and physical spaces of the home to create a comfortable, modern residence and a home that harnesses the best elements of its surrounding environment without impinging on neighbours' access to these same resources. The sympathetic nature of the project means its owners are happy with their new home, just as much as their neighbours. 



ABOVE & BELOW The bedrooms are light and spacious with balconies that allow for outside living and views of the ocean while remaining private

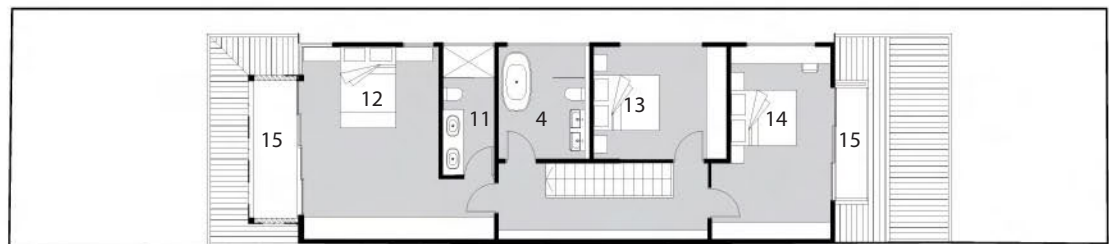


LEGEND

- 1 Entry
- 2 Patio
- 3 Study
- 4 Bathroom
- 5 Laundry
- 6 Storage
- 7 Kitchen
- 8 Meals area
- 9 Living room
- 10 Timber deck
- 11 Ensuite
- 12 Bedroom 1
- 13 Bedroom 2
- 14 Bedroom 3
- 15 Balcony



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Project particulars

This project was designed by Look Design Group

Level 1/169 Victoria Avenue,
Chatswood NSW 2067

Tel 0438 699 949

Email info@lookdesigngroup.com.au

Web lookdesigngroup.com.au

Interior styling (furniture and artwork)

Jon Paul Interiors

Tel 0410 960 600

This project was built by

Icon Homes

Tel 9938 5488

Licence Number 188457C

FLOORING

Kitchen/dining/living Ice White engineered oak floorboards by Havwoods

Bedroom Lehmann textured loop pile wool carpet by Norman Ellison Carpets

Stairs Ice White engineered oak floorboards by Havwoods

Outdoor Merbau timber decking

WALLS

Paint Dulux Natural White throughout

Bedroom Feature timber cladding and Tiempo engineered oak floorboards by Havwoods

Fabric for built-in dining seating Hemp fabric supplied by Hemp Gallery

KITCHEN

Benchtop Caesarstone Snow

Splashback Combination of Caesarstone Snow and colour-backed Starphire glass in Dulux Natural White

Cabinetry Satin polyurethane in Dulux Natural White

Feature timber overhead cabinets

Polytech Natural Oak Ravine

Appliances Smeg upright cooker

FIREPLACE JOINERY

Cabinetry Polytech Natural Oak Ravine

Fireplace surround Honed black granite

MAIN BATHROOM FITTINGS

Basin Rogerseller Projections

double wall basin

Tiles — walls and floor Academy Tiles

WC Rogerseller Zero floor-mounted pan with Geberit concealed cistern

Taps Phoenix Tapware

Bath Rogerseller Apaier Sublime freestanding bath in Snowdrift

ENSUITE FITTINGS

Cabinetry Polytech Natural Oak Ravine

Basins Rogerseller Apaier Sublime basins in Snowdrift

Tiles — walls and floor Academy Tiles

WC Fowler Seido floor-mounted pan with Geberit concealed cistern

Taps Phoenix Tapware

LIGHTING

Downlights LED

Feature pendant Look Design Group

WINDOWS & EXTERNAL DOORS

Frames Natural anodised aluminium

OUTDOOR

Roof Colorbond Shale Grey

Decking Merbau timber decking

Exterior paint Dulux Timeless Grey

Timber vertical cladding From Woodform Architectural in spotted gum

1 Sublime stone bench-mounted bathroom vanity basin. rogerseller.com.au



1

11 Apaizer Sublime freestanding bath in Snowdrift. rogerseller.com.au



11

2 Rogerseller Projections double wash basin. rogerseller.com.au



2

SHOP THE LOOK

Here's how to get the Clovelly beach vibe

8 Egypt round bedroom wall mirror. cattelanitalia.com

8



3

3 Corbusier dining table. cultdesign.com.au



4

4 Barcelona coffee table by Mies van der Rohe. dede.com.au



5

5 Lehmann textured loop-pile wool carpet. normanellison.com.au



10

10 Benchtop material, stone. caesarstone.com.au



9

9 Caliza 81720 300 x 600 porcelain floor tile. academytiles.com.au



7 Ice White engineered oak floorboards. havwoods.com.au

7



6 Armadillo nest weave rug. armadillo.com.au

6



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insinkerator.com.au





PRIVATE PERFECTION

A carefully considered design creates an open and accessible beach-side home while also providing privacy for its occupants





Words James Cleland Photography Brett Boardman

Urbanisation in Australia has created a conflict for many homeowners, especially those with older period houses who want to renovate their residences to create modern and spacious homes.

Open-plan houses come with a swathe of benefits for residents, especially with our healthy culture of indoor-outdoor entertaining and favourable climate. However, creating a home

that benefits from increased access to the external environment can also impinge on the homeowners' privacy if poorly implemented.

This was precisely the case with the renovation project undertaken by Architect Prineas. The company's clients lived in a dark, pokey and dilapidated Californian-style bungalow with a backyard overlooked by several apartment blocks. The homeowners wanted a modern home that would connect to its external environment, allow in plenty of sunlight and natural ventilation

as well as offer privacy from the prying eyes of the vertically gifted neighbours.

The need for a private open space drove every decision of the design team, along with the request for a modern home that was still able to reflect its period-style heritage.

Typical of a Californian bungalow, the home had its bedrooms and private spaces at the front, with living, dining and kitchen areas located to the rear of the building. A modest-sized rear garden and courtyard were dominated by an outdated



The homeowners wanted a modern home that could connect to its external environment, allow in plenty of sunlight and natural ventilation as well as offer privacy from the prying eyes of the vertically gifted neighbours





By utilising louvres to create the external walls of the rear deck, natural light and ventilation can penetrate deeply into the home, while also providing precious privacy for the outdoor living space

swimming pool and alfresco entertainment space with no overhead cover.

The clients were an easy-going couple who had complete trust in the design team, and under their direction, they decided to do away with the rear section of the home including the garden, courtyard and pool. This allowed a clean slate for the creation of a game-changing addition for the family home.

Together with the new living space, the bedrooms and private sections at the front of the home were reinvigorated with fresh paint and new carpets, which replaced the cold wooden floorboards in the bedrooms. Additionally, the heritage detailing was restored, with the entry foyer and hallway timber flooring undergoing treatment and polishing. These changes prepared


the original parts of the building to smoothly integrate with the new open-plan living space located at the rear.

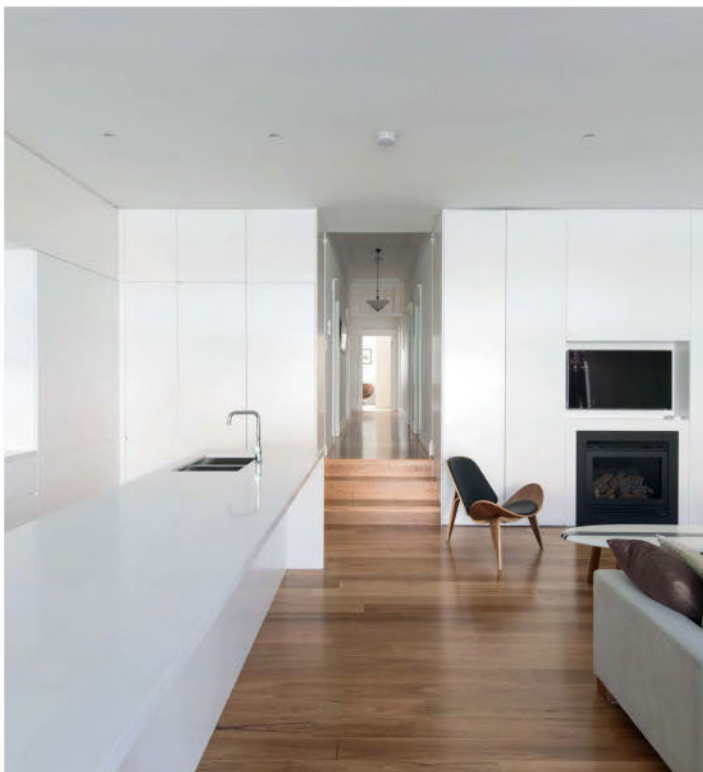
With an inclusive kitchen, dining and living room, the rear portion of the home feels contemporary, inviting and spacious, while also maintaining much-needed privacy for its residents. Adjoining the interior space is an alfresco living room which transitions seamlessly from the interior space by means of large floor-to-ceiling sliding doors that take maximum advantage of the increased ceiling heights of the new addition.

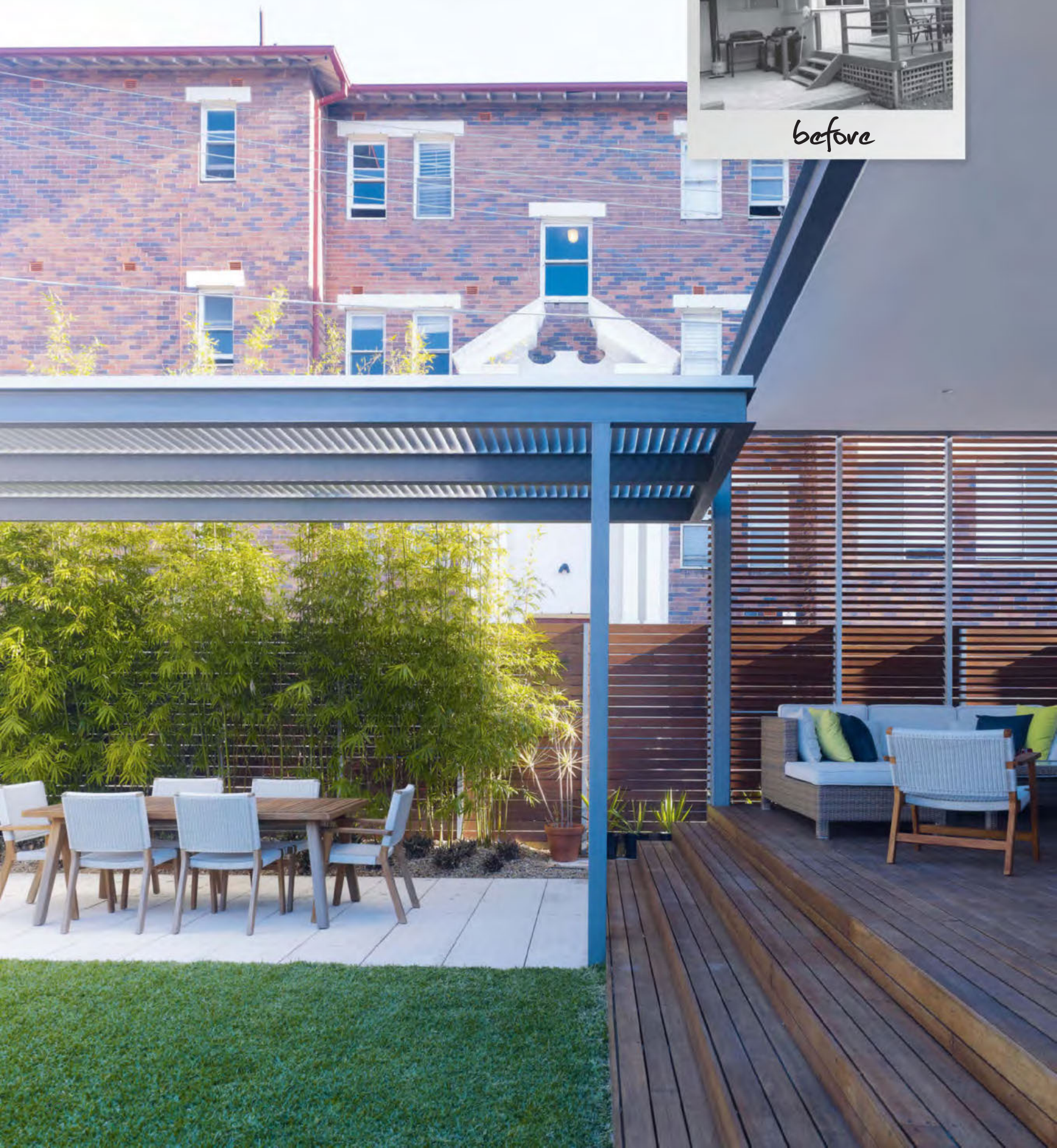
The rear deck provides an entry point into the home for the natural elements. By utilising louvres to create the external walls of the rear deck, natural light and ventilation can penetrate deeply into the

home, while also providing precious privacy for the outdoor living space.

Removal of the swimming pool allowed the construction of a rear garage, which connects to the home via a pergola. This allows a close connection to the simple yet elegantly landscaped garden, while still providing plenty of privacy from the neighbours. The seamless transition from interior to exterior spaces increases the home's overall sense of volume and provides a greater series of spaces that can adapt to the many needs of the family.

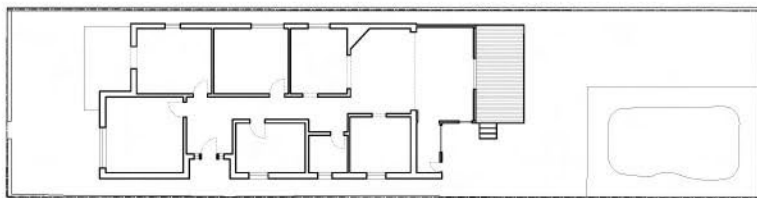
The use of a warm yet neutral colour palette in conjunction with natural timbers and brushed aluminium provides a light, vibrant and welcoming atmosphere, while the beachy vibe fits perfectly with the coastal location. 







FLOOR PLAN



EXISTING FLOOR PLAN


LEGEND

- 1 Entry
- 2 Bedroom
- 3 Sunroom
- 4 Bathroom 1
- 5 Bathroom 2
- 6 Kitchen
- 7 Living room
- 8 Dining room
- 9 Deck
- 10 Garage

Project particulars

This project was designed by
Architect Prineas

Address Studio 504/19A Boundary Street,
Rushcutters Bay NSW 2011

Tel 02 9332 2006

Email mail@architectprineas.com.au

Web architectprineas.com.au

This project was built by
Aaron Whyte — Element Constructions

Address PO Box, Brookvale NSW 2100

Tel 02 9939 3123

EXTERIOR LIGHTING

Deck Downlights Gamma Illumination
Modtrim 2270 by Inlite

Garden spotlight Astelia by Lumascape

Tree uplight Brushed aluminium LS363
uplight by Lumascape

INTERNAL LIGHTING

Lounge/dining/kitchen Modtrim 2270 by
Gamma Illumination from Inlite

Sun room Maestro 2433 by Gamma
Illumination from Inlite

Bathroom Wet series 2280 by Gamma
Illumination from Inlite

KITCHEN/LAUNDRY

Oven Miele

Cooktop Miele

Dishwasher Miele

Rangehood Miele

Fridge Westinghouse Bottom Mount

Cool drawer Fisher & Paykel Izone

Kitchen sink Afa Vertus double-bowl
undermount from Reece

Kitchen mixer Cafe Square kitchen
mixer from Rogerseller

Laundry sink Vertus 540 undermount
sink from Reece

Mixer Scala large square sink mixer
from Reece

BATHROOMS

Basin Bench-mounted from Rogerseller

Basin mixer Tonic round mixer
from Rogerseller

WC Sfera wall-hung toilet from Rogerseller

Cistern Wall-hung from Rogerseller

Toilet roll holder Strap series, polished
stainless steel from Rogerseller

Towel rail Strap series double rail
from Rogerseller

Hand towel rail Strap series
from Rogerseller

Shower slider Spray shower column
from Rogerseller

Shower & bath mixer Tonic round mixer
from Rogerseller

Soap dish Strap series, polished
stainless steel from Rogerseller

Bath Kaldewei Conoduo 735

Bath Spout Gas wall bath outlet
from Rogerseller

FIREPLACE

Jetmaster 550 balanced flue gas fireplace

SHOP THE LOOK

Bring light and life back into your entertaining areas with these bright renovation ideas

1 Afa Vertus double-bowl stainless-steel under-mount sink. reece.com.au



2

3 Barwon teak and wicker outdoor dining chairs. ecooutdoor.com.au

3



2 Balsa outdoor lounge. ecooutdoor.com.au

4



4 Waratah outdoor dining table. ecooutdoor.com.au

6

6 550 balanced flue gas fireplace. jetmaster.com.au



5

5 Quartz benchtop in Snow. caesarstone.com.au



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insinkerator.com.au



BUNGALOW RETREAT

Verdant outlooks and a lofty, spacious design take this renovated bungalow into the realm of modern luxury



A photograph of a modern house at night. The house features dark wood cladding and large glass windows that reveal the interior. A swimming pool is in the foreground, reflecting the lights from the house. The sky is dark blue.

The renovation has transformed the back half of this house. An outdoor area features a kitchen and swimming pool, perfect for entertaining and relaxing. The glass fencing creates the illusion of space.

Design tip
Use natural materials such as timber cladding to add warmth to the strong lines of a modern exterior



Words Emma Wheaton Photography Urban Angles

This renovation was inspired by the idea of personal retreat. Sure, family homes need to be practical, warm and welcoming, but pushing that idea further, this newly revamped house is also an inspiring, refreshing space that serves as a haven from the everyday hustle. From the front of the home, a carefully preserved heritage façade belies the modern luxury that unfolds beyond.

Prior to the renovation, this 1928 California bungalow was in almost its original condition including the layout, kitchen and bathrooms. The only toilet and laundry were at the back of the home “in a leaky old lean-to”. Replacing this outdated lean-to is a spectacular addition that has completely transformed and updated this house, bringing it into the modern era.

Angie Florence is the homeowner and creator of Space for Life, which designed the project in collaboration with M2 Building Design. Integral to this renovation was Angie’s aim to create a luxurious family home. It’s her commitment to a well-thought-out design — with careful material selection and every nook and cranny accounted for — that has resulted in this dynamic, beautiful family home.

She was driven by form and function. “I wanted the project to be capable of adapting to the changing needs of a growing family, while still delivering good design and style,” she says, adding that maximising light, views, space and storage were also high on her list of requirements.

The renovation of an original 1928 California bungalow had to pay respect to certain heritage requirements. As such, Angie and the team had to collaborate with a heritage adviser for the project and the heritage overlay restricted any change to the façade of the building. The result is striking — it’s a sensitive renovation that has worked extremely well to create a visually pleasing home that also serves the needs of a family that wanted a contemporary abode.

The renovation meant a partial demolition of the existing residence, leaving the façade and the two-and-a-half front rooms intact. “The front section of the home was fully restored,” says Angie. While this restoration is impressive in itself, out the back it really excelled. A new slab was poured and upon this a double-storey extension was built. A custom-designed concrete pool was also added and all gardens were landscaped along with new fencing and a gate.

It’s interesting that from the front of the home and the street, the new extension is hardly visible, in line with the heritage rules. “Although the extension itself added some 30-plus building squares to the original house, it was mostly neatly tucked behind the original roofline,” explains Angie. “This gave the house a great sense of deception from the street as the extent of the development was not obvious from its understated cottage frontage.”

Upstairs, a balcony and its adjoining rooms enjoy Melbourne skyline views. A laundry chute is a convenient addition, as is the abundance of storage “tucked everywhere you look”. Another hidden feature is the large dual study and home office, which was built into the roof space with a raked ceiling and wall-mounted 7m-long desk.

Word of advice

Consider what your outlook will be.

Introducing large windows that look out onto a brick wall is not desirable. If you don’t have views, create your own outlooks with vertical gardens or water features

Left At night, external feature spot lighting gives the gardens a soft glow





The formal lounge/
library is a cosy space
with a gas log fire






PROJECT SPACE FOR LIFE

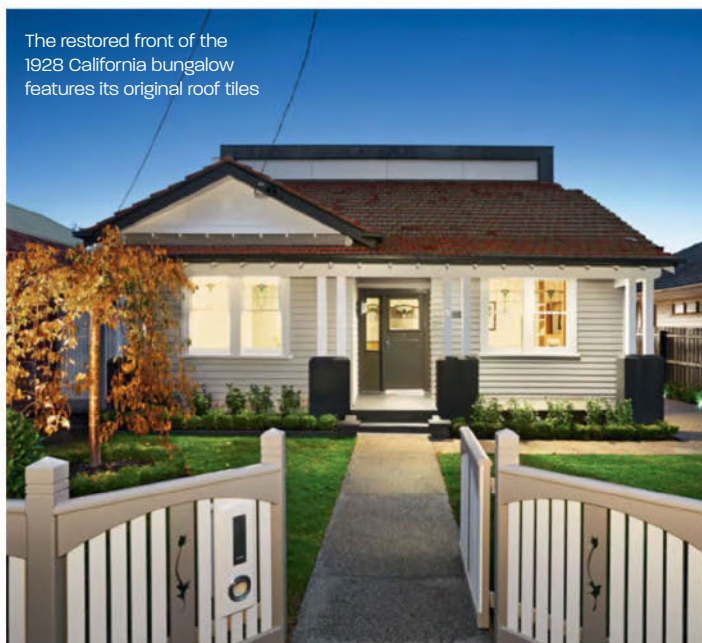
Overall, the house is a balance of luxury, warmth and space, with plentiful windows allowing light into the home as well as high ceilings throughout and broad dimensions given to the hallways. Angie has also ensured generous room sizes and plentiful storage — especially important for a family home. A clever use of natural materials means this abundance of light, space and pared-back modern style hasn't been left feeling sterile. Rather, it's further enhanced by bringing the outdoor aspect inside.

"There was a strong desire to include a leafy green oasis feel to the main living space," says Angie. To achieve this,

vertical gardens were incorporated into the new design. Positioned outside the living area and another near the ensuite, the effect is one that has completely transformed the look and feel of the home. The vertical gardens are her favourite addition to the newly renovated home. "They not only breathe life into the living spaces, but also bring a sense of beauty and resounding calm," she says. "Retreat living was the general inspiration — a luxurious refuge." 

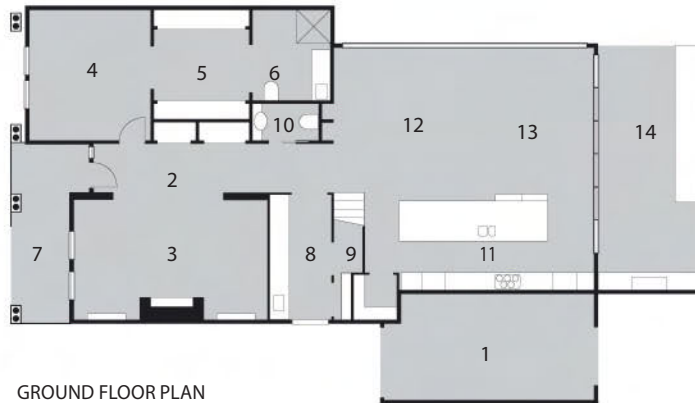
Style note

A few simple indoor plants can create an oasis effect and work to match the lush outlook of the rest of the home



The restored front of the 1928 California bungalow features its original roof tiles





GROUND FLOOR PLAN

LEGEND

GROUND FLOOR

- | | |
|------------------|-------------------------|
| 1 Garage | 8 Laundry |
| 2 Entry | 9 Store |
| 3 Formal lounge | 10 Powder room |
| 4 Master bedroom | 11 Kitchen |
| 5 Dressing room | 12 Living room |
| 6 Ensuite | 13 Dining room |
| 7 Porch | 14 Outdoor entertaining |



FIRST FLOOR PLAN

FIRST FLOOR

- | |
|----------------|
| 15 Bedroom |
| 16 Rumpus room |
| 17 Bathroom |
| 18 Office |
| 19 Void |
| 20 Balcony |



Project particulars

This project was designed by
Angie Florence, Space for Life Interiors

Tel 0400 137 707

Email letstalk@spaceforlife.com.au

Web spaceforlife.com.au

M2 Building Design

Tel 0412 098 287

Email info@m2buildingdesign.com.au

Web m2buildingdesign.com.au

FLOORING

Kitchen, dining and living Real timber engineered board — 140mm-wide European oak in chocolate (supplied by Connollys ph: 1300 855 031)

Bedrooms and stair carpet — Metropol with Ultimate Underlay

Outdoor Exposed aggregate concrete (driveway, paths, rear outdoor entertaining); Merbau decking (pool surround); Bluestone coping to pool

WALLS/PAINT

Interior Dulux Whisper White

Exterior Timber weatherboards — Haymes 025 Windsor; gutterings, rendered piers, original front door — Haymes Black Pitch; front window frames, gable shingles, rafters and posts — Haymes Taupe Mist; main timber cladding to new rear section — stained cedar lining boards; Alucobond strip in front (above original roofline) — 503 Champagne Metallic; Alucobond

surrounding large window at rear — 503 Champagne Metallic

KITCHEN

Benchtop Pure white reconstituted stone tops and waterfall, with 75mm apron all over
Splashback Grey smoke mirror (toughened)
Cabinetry Laminex Polar White Crystal Gloss (overheads, white shelving in island, feature shelving in walk-in pantry); Egger laminated board in Autumn Plum for main cabinet colour to kitchen

Appliances Two Miele ovens and integrated dishwasher, Smeg 900mm-wide induction cooktop, fully integrated Qasair rangehood, fully integrated Liebherr fridge and two freezers, two Vintec under-bench wine cellars

Other Built-in bin systems, timber inserts into 900mm-wide cutlery drawers, soft closers on drawers and non-slip inserts to line all other drawers

BATHROOM FITTINGS

Cabinetry Laminex Ebony Bellezza 364 Natural Finish

Tiles, walls and floor Partial walls — folded 600x600; Partial walls and floors — Saint Pierre Gris 600x600 (Urban Edge Ceramics, ph: 03 9429 2122)

Sanitary fixtures Cube wall-hung pans with in-wall cisterns

Taps Methven Kiri tapware throughout

LIGHTING

Kitchen Pendant lights over island bench are

clear glass balls with fancy filament globes; LED strip lighting under overhead cabinets

Bedrooms 220mm LED warm white fully recessed downlights

General Low-energy 90mm warm white LED downlights throughout

Bathroom Vanity wall lights at 580mm wide (Lights Lights Lights, lightslightslights.com.au)

WINDOWS & EXTERNAL DOORS

Glass Double-glazed to main living areas downstairs

Frames Black aluminium frames — commercial grade

OUTDOOR

Roof Original tiles at front, Colorbond flat roof to new section

Paths and driveways Exposed aggregate

Decking Merbau, oiled in natural

Landscaping By Space for Life (0400 137 707)

Plantings Rear *Waterhousia floribundas* (weeping lilly pillys)

Front — combination of ficus, ornamental pears, lavender, Mexican orange blossoms and English box hedge

Furniture All furniture styled and installed by Stylepoint (stylepoint.com.au)

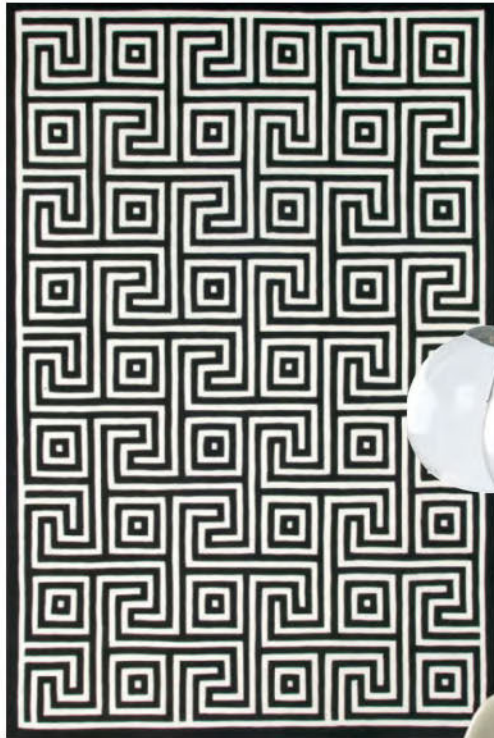
BBQ area tiles La Roche Grey 600 x 1200 (Urban Edge Ceramics, 03 9429 2122)

Vertical garden tiles Saint Pierre Noir 600x600 (Urban Edge Ceramics, 03 9429 2122)

Paling fences Painted in Haymes Black Pitch

SHOP THE LOOK

Get this luxe, urban oasis style with sophisticated pieces and pared-back materials



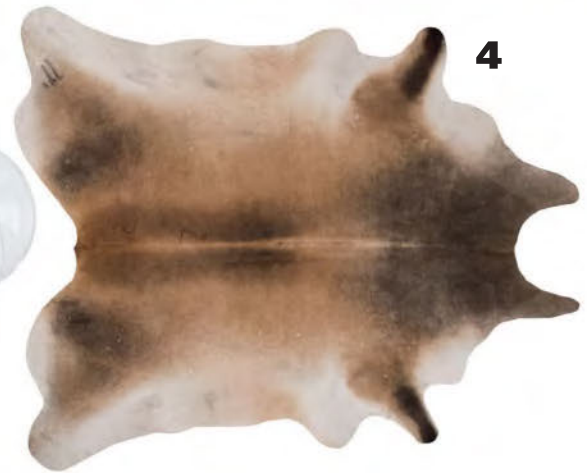
3 Greg Natale Corfu rug.
designerrugs.com.au



2 Bauble Bunch ceiling light.
beautifulmodernthing.com



1 MIA freestanding bath by MODA.
acsbathrooms.com.au



4 Tornasol Argentinian cowhide.
arthide.com.au



8 Timber flooring.
ironwood.com.au



7 Eames plastic side chair with Eiffel base.
livingedge.com.au



6 Bellambi bluestone flamed tiles.
bellstone.com.au



5 Soil-less vertical garden.
greenwall.com.au

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The cottage has a wide verandah, beautiful gables, grey exterior and white picket fence

GLORY DAYS

A case of good things come to those who wait, this dilapidated home was restored to its former glory using the best old materials and work practices — and modern ones where necessary



Words Danielle Townsend
Photography John Storch

“There is nothing more challenging than a client who knows exactly what they want — except being your own client, knowing exactly what you want and not listening to your own professional advice!” says John Storch of A Total Concept Landscape Architects and Pool Designers (ATC), who, as well as being owner of this home, happened to be the designer of its rejuvenation.

John and his wife Alice purchased their very dilapidated Cremorne house in 2003. Originally constructed in the early 1900s, it had been owned by one family for more than 50 years and had been progressively renovated piecemeal by the owner-builder and then later by his son with little regard to style.

The scope of the project, undertaken by John’s company, included the design, council approvals, tender instigation and project management for alterations and additions to the residence and all external areas. “Having worked on hundreds of clients’ residences for more than 25 years and wanting to design my own home and external spaces for some time, I was able to put into practice what I have professed to others for so long,” says John.

The inspiration for the design was to redevelop the house into a traditional, comfortable family home — an ambitious project that was carried out in two stages over several years. “One unusual challenge was designing the property so that it was operational for use by our business and then at a later stage reintegrating the space into the home itself without having to redo major structural works,” says John.

Stage one was to have the downstairs areas functioning as an office for ATC, a process that had to be undertaken over a six-week Christmas break to ensure continuity of the business.

The home had once been used for long-term guest accommodation, hence the lower floorplan was a mess of small, non-integrated rooms and an old dorm-style bathroom with several showers and toilet cubicles. A separate entry was designed for clients and the original stairs between the two levels were filled in to create a work area and a private space.

The first stage was all about functionality. Most internal walls in the lower level were removed to create a 15 x 5m open-plan workspace. This involved serious engineering to hold up the house above and some inventive construction by builder James Hurt and his team. A separate 5 x 3m room was constructed as a client meeting area and a materials sample



Above Indoor—outdoor living is a key aspect to this Cremorne home

Below Summer days can be spent in the pool and in the outdoor entertaining area, too

room was excavated into the sub-floor area adjacent to the meeting room. A kitchenette and separate bathroom were also constructed for John and his team of designers.

“The original floor-to-ceiling height for the downstairs area was around two metres, so we were required to excavate down to make the space habitable,” says John. “This entailed underpinning all perimeter walls section by section — a long, drawn-out process — with the house above jacked up while the walls below were reconstructed.”

Nine years later, when funds became available, stage two commenced. This included alterations and additions to the home’s private areas and reintegration of the office into the home because the business had outgrown the space.

Designed by ATC, this work included reconfiguration of the upper-level internal spaces



PROJECT A TOTAL CONCEPT

with the relocation of the kitchen and living areas from the south side of the home to the northern side. The kitchen and dining room were made into one section through the removal of internal walls, then were opened up to viewing decks on the north and western elevations with six- and four-panel concertina doors to take advantage of the extensive water and district views.

“The original living and kitchen areas were all on the south side of the house,” says John. “We relocated them to the northern and western aspects, which not only opened the main-use areas to the views, but also allowed a self-heating component in the winter months and, with the large concertina doors, a cooling effect in summer.”

In addition, there was the relocation and redesign of a secondary kitchenette, the redesign of three bathrooms (two of which were also relocated) and an infill of a covered pergola to create an elaborate second main bedroom. By lifting the skillion roof along the eastern rear of the residence from 2.4m clearance to more than 3m, ATC was able to achieve high ceilings throughout the home.

This stage also involved the reinstatement of an original open-style verandah from a closed-in sunroom to take advantage of water views. “We opened up the verandah, installed a new decorative, period-style balustrade, which was extended down the entry stairs and designed traditional, painted-brick, structural piling with sandstone capping and timber posts for the verandah,” says John.

The front external spaces were redesigned in a period style to complement the residence. Following consultation of old photos, the dilapidated front boundary fence was resurrected using sandstone excavated from beneath the fence and from redundant foundations. A pedestrian entrance was

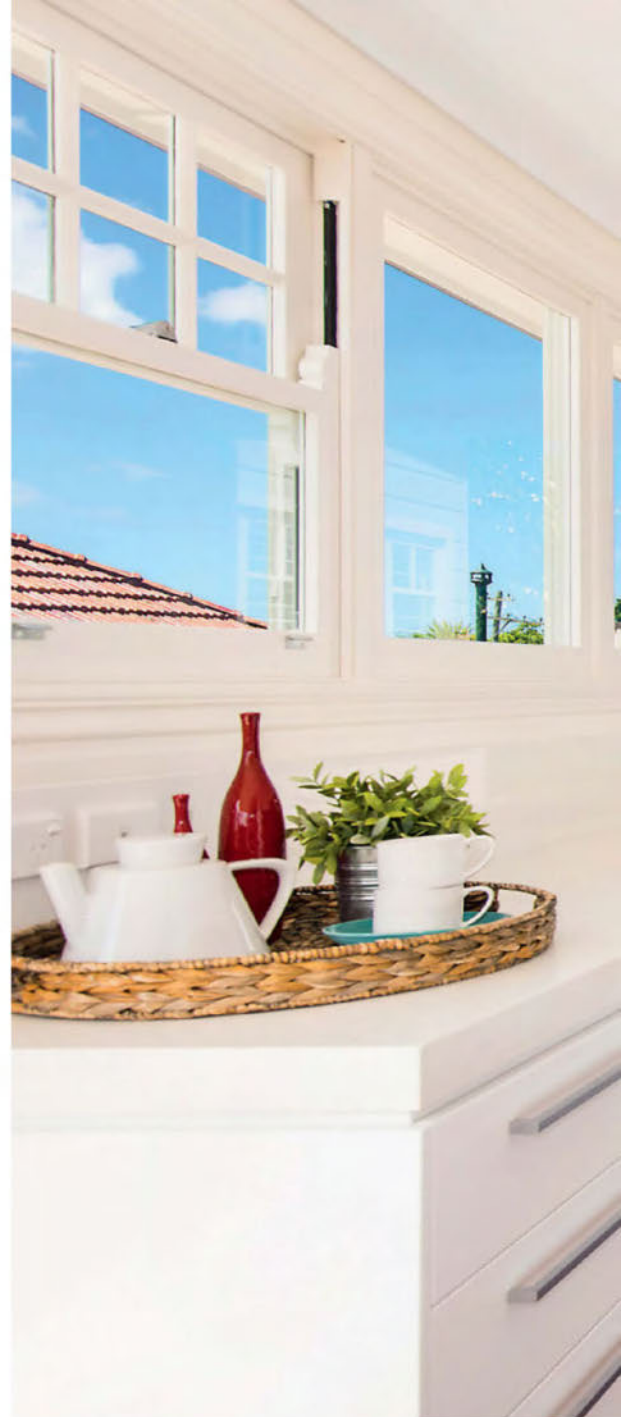
incorporated into the design with sandstone paving used for the path and stairs, and also for the front verandah. New steps created a grand, open entry and the meanly proportioned side entry was removed.

A traditional-style box window now features as part of the elevation of the front bedrooms. Aluminium windows and rotten timber windows to all elevations were removed and Federation-style windows and doors were installed. The design and installation of traditional bargeboard and fascia timbers helped return the home to its more traditional period-style roots.

The separate “office” entry was also closed in, and the office was converted into living spaces — a teenagers’ games room and retreat. Reopening and rebuilding the staircase between the two levels doubled the floor space of the home.

“The grey ironbark stairs that were built in situ, with each piece selected for its consistency of colour, is one bit of detailing that looks great,” says John.

Other finishing touches included the removal of old Cypress pine timber floors and the installation of grey ironbark timber floors throughout — the biggest splurge on the project. “The floors were functional but not quite right for the look we wanted to achieve,” says John. “We looked at different modern floating timber floors and restaining the existing floors, which would have been a substantially cheaper option, but in the end we decided to bite the bullet and replace the floors with grey ironbark timber flooring laid in a traditional tongue-and-groove manner. The timber was a mix of clear and mid-range quality to achieve a very specific look. Renewing the timber floors was a very costly exercise but it was the right thing to do for the look we were after.”



As Cremorne is a very hilly suburb, mostly north facing and running down to Sydney's Middle Harbour, a level lawn area is a rare and cherished commodity



The family says it has no one favourite part of the renovated space “but more a series of successful smaller detailing components that just worked”, says John. “The shelving niches that we installed in the main bathroom and the ensuite look great with LED lighting and are extremely functional.

“And then there’s the glass splashback in the kitchen behind the cooktop that was going to be done in a matching coloured glass. At the last minute, this was changed to Caesarstone Night Sky to contrast with the benchtop. It took the space from ordinary to a stunning feature.”

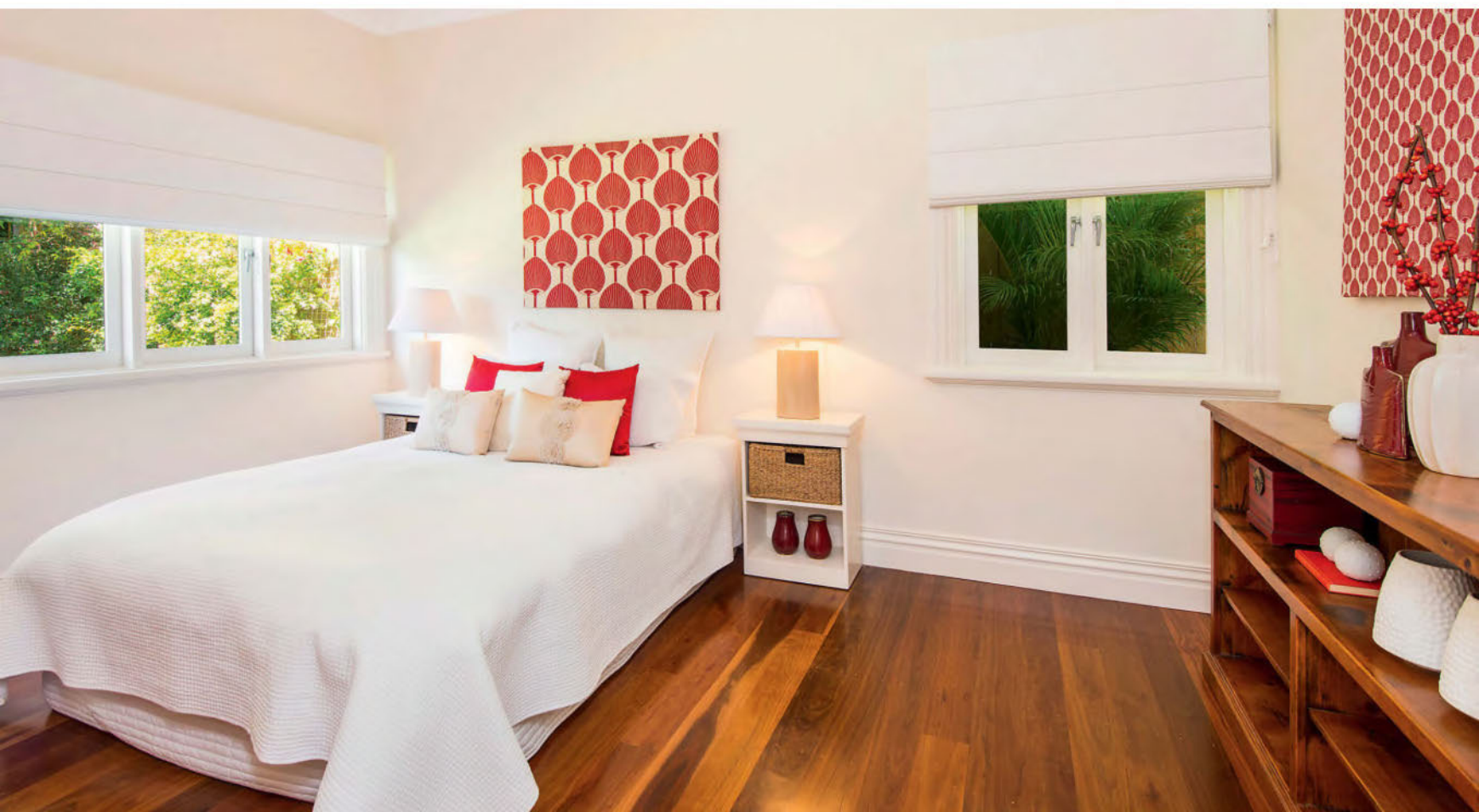
The scope of this project wasn’t limited to the house, but also included work to the external areas including swimming pool, timber entertaining deck, lawns and garden areas located to the rear, plus a new boundary fence, retaining walls, front steps and driveway, all designed by ATC.

As Cremorne is a very hilly suburb, mostly north facing and running down to Sydney’s Middle Harbour, a level lawn area is a rare and cherished commodity for young families looking to buy here. The original swimming pool was very dilapidated, oversized for the space it was in and took up the entire area to the rear of the residence, which lacked any usable lawn as a result. “We knew that this was a major detraction from the potential resale of the property,” says John. “We cut the pool in half, adding extensive swimouts for lounging and entertaining purposes, and realigned the sides of the pool to simplify the shape, focusing on the lawn rather than the pool. Reducing the size of the pool gave us the level, usable lawn area that we wanted for resale value.”

The pool’s existing Marblesheen lining was replaced with Ice Blue Quartzon.

Above An open-plan kitchen flows straight to the outdoor area

Opposite The coastal chic interior works well within its leafy surroundings



“We also rebuilt and extended an existing timber deck to create an entertaining area immediately adjacent to the pool and linking the pool directly to the living areas” — John Storch, designer

In place of the original dated waterline tiles, natural Himalayan sandstone was installed to visually extend the surrounding paving material into the pool. This effectively reads as a more substantial edge and bolsters the visual strength of the pool.

“We also rebuilt and extended an existing timber deck to create an entertaining area immediately adjacent to the pool and linking the pool directly to the living areas of the home. We installed steps from the timber deck to provide an external link to the downstairs garage and rooms, and installed glass fencing to ensure a strong, visual connection between the home, deck and pool,” says John.

Due to its elevated nature, the rear garden area takes advantage of water and district views while providing a very private external space for the owners. The plants that were chosen are quick-growing, waterwise and require minimal maintenance.

Planting in the rear garden included retention of existing *Viburnum tinus* (Bay Laurel), *Laurus nobilis* (Bay Tree) and *Michelia*

figo (Port Wine Magnolia). New plants required craning in, including several large Magnolia ‘Little Gems’ and mature *Plumeria rubra* (Frangipani, one yellow/white flowering and one pink/yellow flowering), *Beschorneria yuccoides* (Mexican Lily), *Philodendron xanadu* (Dwarf Elephant Ears), *Clivia miniata* (Clivia), Cordyline, Salvia (Indigo Spires) and *Agapanthus orientalis* to create a tropical feel.

The plant selection reflects period planting and suits the colour scheme of the house. This included retention of several large palms and Camellias, and supplementary planting of a pseudo ‘cottage garden’ using Dwarf Morning Glory, African daisies, several mature Frangipanis, Mexican Lilies, Hot Pink Salvias, *Agapanthus orientalis*, *Doryanthes excelsior*, *Westringia fruticosa* (Coastal Rosemary) and *Tradescantia pallida* (Purpurea). Screen planting to boundaries included Syzygium ‘Cascade’ (Cascading Lillypilly).

All sandstone removed from sub-floor areas was reused, either in landscape walling or as feature walling within the residence. The

Above A hardwood floor brings warmth to the bedroom, which is boosted by pops of red

Opposite The master bedroom with ensuite focuses on neutral colours to ensure a calming atmosphere is maintained

original pink, stamped-concrete driveway, with a border of low sandstone walls, was brought back to life with a heavily textured onyx paint guaranteed to last for years.

“The entire project was undertaken with budget at the forefront of our minds,” says John. “After the GFC, being in the design profession, I was very conscious of over-capitalising and we wanted to be able to live in the home for a year after renovation and then sell with a profit. As things turned out, we only had six months back in and an offer was made through an agent that was way more than what we wanted, so we decided to accept the offer, move and do it all again.”

A Total Concept has succeeded in redesigning the entire property to create a stunning period home on a budget, with a very specific brief to maximise the value for dollar. “This home has been sold for a figure far beyond our expectations,” says John. **A**





2014 HIA Major Award Winner Bathroom Design of the Year
Angela Gianakis

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2014 KBDi Small Kitchen Designer OF THE YEAR (SA)
2013 KBDi BATHROOM DESIGNER OF THE YEAR (SA)
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INDUSTRIAL DELIGHT

A former commercial warehouse is transformed into a chic space for inner-city living

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The mix of vintage and modern furnishings, recycled materials and pops of bright colour



before

Words James Cleland

Reasons for renovating a property are many and varied, though most of the time the same motivations pop up again and again. Proper utilisation of space, improvement to habitability and increased property value are some of the core reasons to undertake a renovation project. And they drive the underlying fundamentals of good home design.

The exact methods which can be undertaken to achieve these goals will vary from person to person, and of course each individual property has its own nuances to address. However, the improvement of lifestyle for a home's inhabitants is a core tenet of a renovated space.

This Chippendale warehouse apartment in Sydney is typical of inner-city residences, especially where the purpose of the building has changed from a commercial aspect to a residential one. The apartment's industrialised aesthetic is immensely appealing; it presents a visual and tactile depth that lays the perfect foundation for its owners to create a varied, individual and character-driven home interior.

The benefit of the home's rugged interior perspective was overshadowed by another common inner-city feature — lack of space. With only a 54m living room including an outdoor courtyard, space was at a premium and required the perfect layout and design to make the most of its limited footprint.

The property's owners desired a fully realised modern studio-style apartment, which utilised its space to the fullest and in turn increased the return on their investment. This is where Cherie Barber and her company Renovating for Profit made an appearance. The apartment had a solid foundation, so its potential was easy to see. All that was required was a rearrangement of the internal dimensions.

Exposed timber beams and original construction features drove the underlying direction of the project. The original kitchen ran along the front wall parallel to the rear courtyard. The change in its position allowed for a new space now used as a bedroom. This then led to the separation of the bedroom and living spaces and gave a much-needed element of privacy. Elevated on a platform constructed from recycled railway sleepers and tucked away behind a "floating" stud wall, the bedroom has become a fully realised space — one large enough to fit three flat-pack wardrobes, which addressed the apartment's limited storage problems.

The visual appeal of the rugged exposed timber ceiling and hardy railway sleepers influenced the overall aspect of the apartment. Immediately adjacent to the bedroom entrance sits an office nook with another recycled railway









The success of this renovation is derived from the smart use of materials and zoning of spaces that have created a fully realised living area that fits within the snug footprint of the apartment.

ED'S PICK

The Brooklyn Tins vintage wallpaper on the back wall gives this room an industrial flavour





before

DESIGN TIP

Use recycled timber railway sleepers and an antique vanity basin to reinforce the industrial look

sleeper element that forms a simple yet sturdy desk. Opposite, a floor-to-ceiling mirror adds the illusion of extended space.

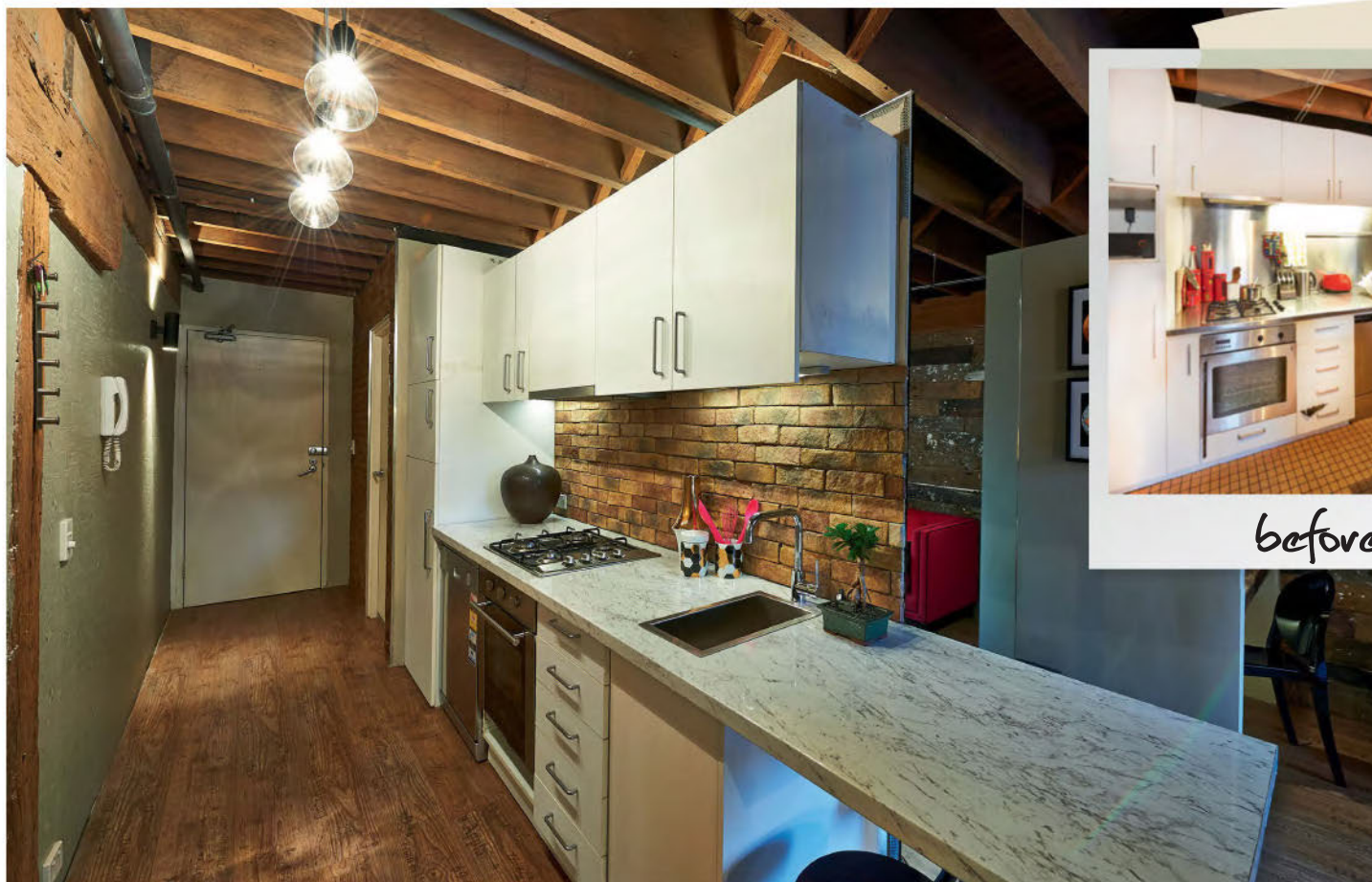
The bathroom, which remains in its original position, was updated with new tiles that have a rough-hewn timber look. The new vanity, also constructed from sleepers and an antique hand basin, reinforces the connection to the rest of the apartment.

The predominantly cosmetic changes were limited by the heritage listing on the building, but

they were not so restrictive as to impede on the new configuration. The placement of the new kitchen, complete with breakfast bar and faux-brick splashback, has completely changed the internal aspect of the building, allowing the living room to connect more easily with the outdoor courtyard. This is an integral part of the home since it provides much-needed outdoor access, entertaining and living space.

The success of this renovation is derived from the smart use of materials and zoning of spaces

that have created a fully realised living area that fits within the snug footprint of the apartment. It now has a rugged appeal that complements its historical aspects while also feeling like a modern residence. Importantly, the renovation has boosted the overall value of the property, not only from a financial perspective, but also from a design one.



before

LEGEND

- 1 Entry
- 2 Laundry
- 3 Bathroom
- 4 Kitchen
- 5 Bedroom
- 6 Living room
- 7 Courtyard



Project particulars

This project was designed by
Cherie Barber — Renovating for Profit
 66 Mullens Street, Balmain NSW 2041
Tel 02 9555 5010
Email admin@renovatingforprofit.com.au
Web renovatingforprofit.com.au

FLOORING

Laminate flooring POCO Home
 Supermarket Toscana Flair
 laminated floorboards

Bathroom Urb CH timber-look 20cm x
 90cm by Royal Tiles

FEATURE WALLS

Bedroom Brooklyn Tins vintage
 wallpaper from Elements I Love
Lounge room Newspaper Print
 wallpaper was painted over
Lounge Recycled floorboards
 for feature wall

KITCHEN

Splashback Faux-brick tiles from
 Greenway Systems Thin Brick System in

Rusty Steely **BATHROOM FITTINGS**

Basin Antique vanity bowl from Mitchell
 Road Antique & Design Centre

LIGHTING

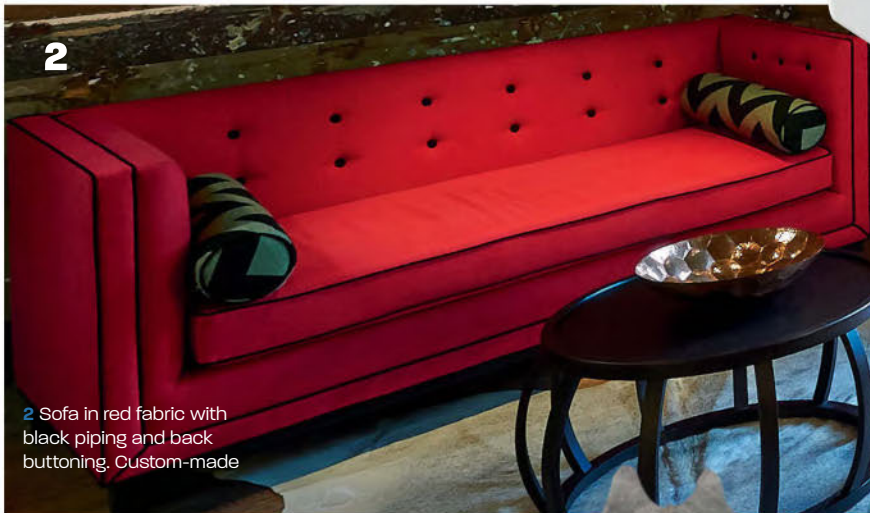
Hallway/kitchen/living NUD Collection
 Cord & Socket with oversized bulb
 from Great Dane

SHOP THE LOOK

Here's how to create Cherie's modern industrial-inspired look



1 Caroma above-counter basin in white. caroma.com.au



2

2 Sofa in red fabric with black piping and back buttoning. Custom-made



3

3 Panaria Assi D'Alpe timber-look ceramic tiles. tileboutique.com.au



4 Recycled wood panelling. northernriverstimmer.com.au



5

5 Light Exotic cowhide rug. cowhiderugsonline.com

6



6 Nud single-lamp pendant light with 3m cable and ceiling rose. lightly.com.au



9

9 Toscana Flair laminated floorboards. poco.com.au



8

8 Fogerty stool in iron and solid mango wood. retrojan.com.au



7

7 Louise IV French-style fauteuil in black

10 Original Tolix stool in galvanised finish. thonet.com.au



10



11

11 Ascot round slat coffee table in mocha ash veneer. insideoutstyle.com.au



12

12 Carrara marble benchtop. From marble and stone suppliers.

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Jamie Stevens



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Hornsby
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Hornsby, NSW 2077
(Ph) 9476-3877

Mona Vale
60 Darley Street
Mona Vale NSW 2103
(Ph) 9997-1711

Peakhurst
107-109 Boundary Road
Peakhurst NSW 2210
(Ph) 9533-4466

DYNAMIC DUO

This project addresses sustainable building and housing practices while creating a residence that is functional within its urban context





Words James Cleland
Photography Katherine Lu & Tom Ferguson

Urbanisation is the driving force behind the way we design and build houses in Australia. The era of large homes in inner-city suburbs is coming to an end as property prices rise and urban planning becomes stricter. This renovation addresses the need for creating higher-density living while providing privacy and amenity for its residents.

The project is the home of a professor of sustainability and its overseeing architect is a family member, who also lives in one of the properties. These shared disciplines were able to dictate the design and adaptation of this home renovation.

As the residence of a mature family unit, the home's design had to address many issues at once. Providing private personal spaces for its adult inhabitants was paramount, but creating integrated public spaces that connected with internal and external environments was equally important. The building constitutes two properties and the balance of interconnectedness and privacy is an integral element of the overarching outcome of the project.

From the beginning, the original building had a strong foundation upon which to build, but

WE LOVE

*The private courtyard —
the perfect spot to sit
and contemplate the world*



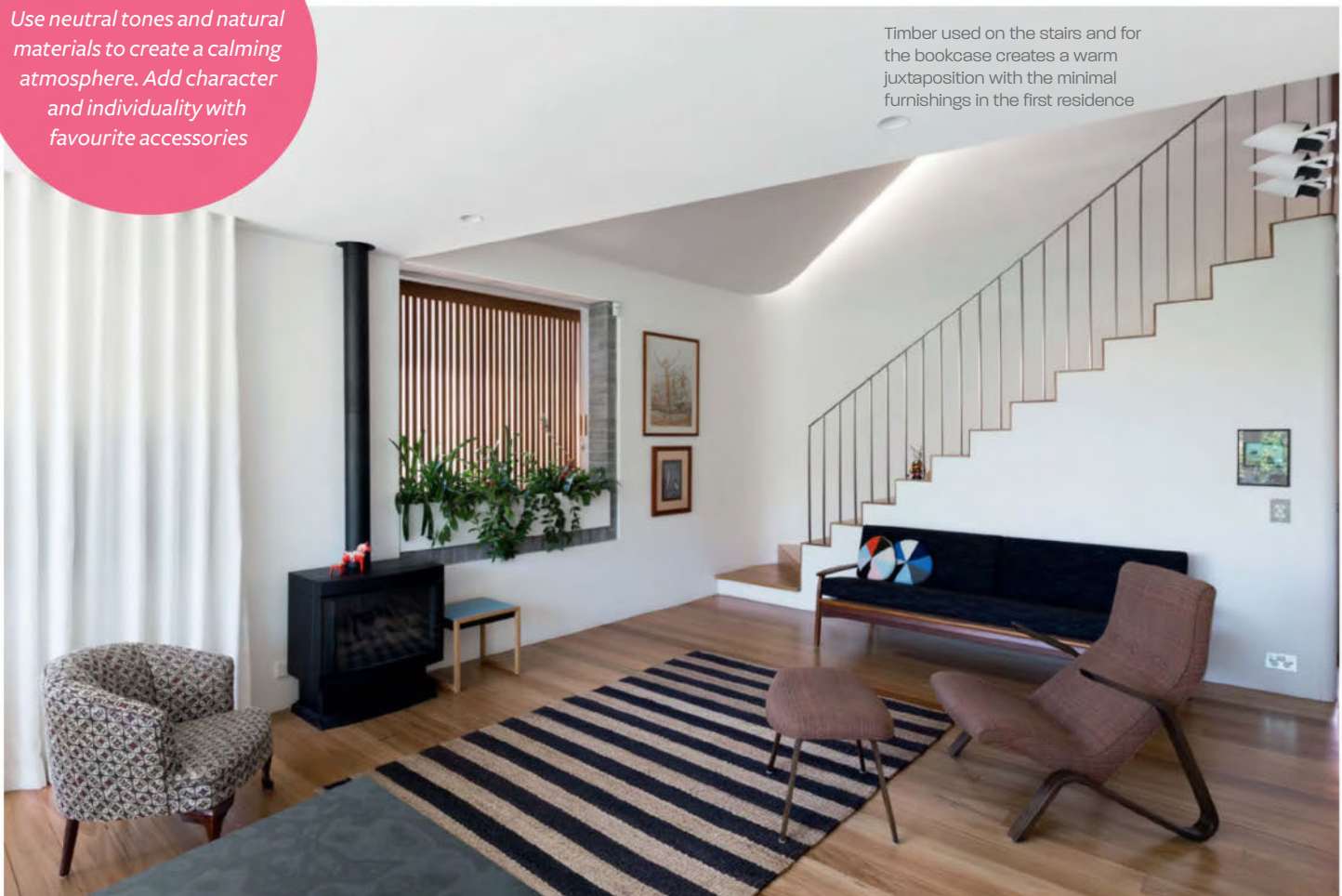


MUST HAVE

*A free-standing kitchen cupboard
made to look like a beautiful
piece of furniture*

DESIGN TIP

*Use neutral tones and natural
materials to create a calming
atmosphere. Add character
and individuality with
favourite accessories*



Timber used on the stairs and for
the bookcase creates a warm
juxtaposition with the minimal
furnishings in the first residence

A minimal aesthetic featuring warm timber tones and crisp white walls complements the home's original style





ABOVE The lounge room in the second residence features clean lines and contemporary furnishings

BELOW The upstairs study provides a quiet spot to work or relax



was sorely lacking in its materiality, structural integrity and liveability. “The bones of the house were good, with strong foundations and almost no rising damp,” says Andrew Benn from Benn + Penna Architecture.

The first step for the renovation was to rework the ground floor. The original rooms were removed to make open-plan living spaces, which have a direct connection to the rear courtyard and garden. The dual-frontage brick workers’ cottage façade was kept largely intact, while work was done to liven up its period character and charm.

Additional elements were added to the rear of the building including an extra level, which provides private areas such as study spaces and bedrooms. The extra height offers vantage points to overlook the cityscape and distant harbour views. The new addition is sympathetic to the original character of the home, as well as the neighbours.

Throughout the reconstruction process, attention was paid to the sustainable footprint of the redesign. The owners are both long-term residents of the suburb, so the heritage character was of particular importance. Incorporation of recycled materials, such as demolished brick and timber flooring was also a top-list priority as well as using as many natural, environmental-controlling materials as possible. Since the garden space was very important to the overall outcome of the renovation, careful attention was paid to ensure maximum value was drawn out of the north-facing aspect, and that sufficient rainwater storage was available for the garden.





BELOW The building comprises two properties that balance interconnectedness and privacy

ABOVE The bedroom overlooks the courtyard below. Shutters provide privacy, filtered light and ventilation. A wall of curtains conceal the wardrobe and storage behind





The renovation has created two residences that achieve a harmony of interconnectivity and independence. It allows an adult family to live closely with one another, while also providing privacy and space for time apart.



Throughout the home, indoor gardens have been created to add a natural element to the interior. These gardens help tie the internal spaces to the exterior garden and have been inspired by the evocative styles of Chinese gardens, where careful control of the home's internal volumes allows the rooms to unfold as you move through the residence.

Meeting the challenge of creating a home with natural ventilation that feels open to light and the surrounding neighbourhood was paramount. Extra care was given to every angle, and views both in and out of the building were rigorously controlled. Even so, the house still feels connected to the natural external elements and provides a contemplative and grounding quality to the residents' lives.

Neutral tones and natural timbers dominate the home's palette; they provide a strong foundation for a light and

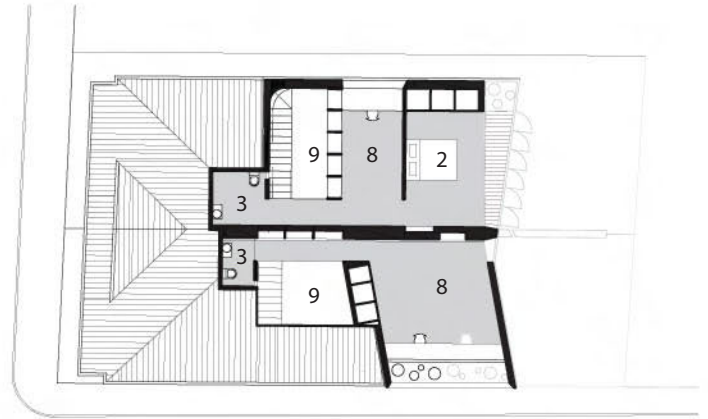
calming interior and allow individual items to add to the character and charm of the home.

Andrew notes the renovation has created two residences that achieve a harmony of interconnectivity and independence. It allows an adult family to live closely with one another, while also providing privacy and space for time apart.

Overall, the renovation has addressed the issues of the original building and has created a light-filled, open and welcoming residence. It has removed the dark and introverted nature of the original home, while keeping a keen eye on preserving privacy and providing comfort in a heavily built-up urban suburb. [R](#)

LEGEND

- 1 Entry
- 2 Bedroom
- 3 Bathroom
- 4 Walk in robe
- 5 Dining room
- 6 Lounge room
- 7 Kitchen/Laundry
- 8 Study
- 9 Void
- 10 Studio apartment



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Project particulars

This project was designed by

Benn + Penna Architecture

Level 5, 68-72 Wentworth Avenue,
Surry Hills

Tel +61 2 9281 2665

Email info@bennandpenna.com

Web bennandpenna.com

This project was built by

Join Constructions

Tel 02 8544 0656

Licence number 131670C

FLOORING

House one Clear-finished recycled timber

House two Limewashed plantation timber

WALLS

Houses one & two Painted plasterboard

Living Recycled brick

Bedroom As above

Stair As above

KITCHEN

Benchtop house one Slate

Benchtop house two Caesarstone in Linen

Splashback house one Slate

Splashback house two Caesarstone
in Linen

Cabinetry house one Spotted gum and
polyurethane, matt natural white finish

House two Polyurethane, matt natural
white finish

Cooktop and oven Miele

Integrated fridge Fisher & Paykel

Rangehood Fisher & Paykel

Kitchen tap Vola KVI, brass finish

BATHROOM FITTINGS

Cabinetry Polyurethane,

matt natural white finish

Basin Duravit Scola basin

Wall and ceiling tiles Royal Mosa
collection by Design Republic

** Note tiles are glue-fixed to ceiling

Taps City Stik Platino matt finish by
Just Bathroomware

Bath Hikari 1330 x 830 x 540

(Japanese soaker)

** Note bath is sunken beneath
floor boards

LIGHTING

Pendant one (stairwell void)

Nelson Pendant Bubble lamp

Pendant two (kitchen) Axo Light
Spillray pendant

WINDOWS & EXTERNAL DOORS

Glass Clear-glazed, low-E comfort
plus by Viridian Glass

Frames Western red cedar
by Acacia Joinery

OUTDOOR

Roof Colorbond sheet

Floor house one Slate tiles

Floor house two Pebbles

Walls Recycled brick

SHOP THE LOOK

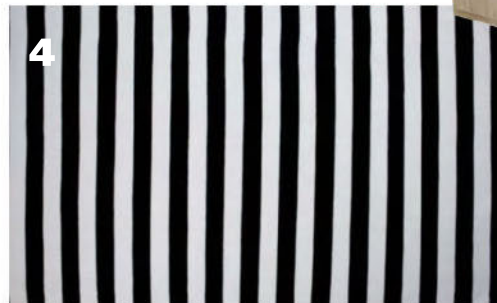
Recreate this calm interior with quality pieces in natural materials and neutral tones



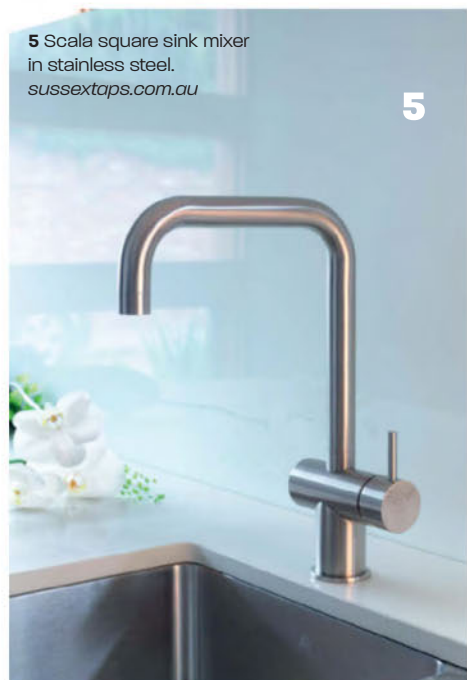
2

2 Nook Nook Loftover chair. nooknook.com.au

4 Striped rug. ecochic.com.au



5 Scala square sink mixer in stainless steel. sussex taps.com.au



1

1 Marseille round side table allliving.com.au

3 Gloria sideboard. eclipsefurniture.com.au



7 Mark Tuckey Simple bed available in American Oak or Oregon. marktuckey.com.au



6



6 Marconi three-seater leather sofa in Natural Caramel. weylandts.com.au



9

9 Genesis white-washed brushed bamboo flooring by Proline Floors. genesisbamboofloors.com.au

8 White B9 Cava Bentwood armchair by Le Corbusier and Thonet. huset.com.au



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HUMBLE IN SCALE

The original bones of a Sydney beachside cottage were the starting point of this much-needed renovation, which uses the glorious location to its full potential



Words Danielle Townsend Photography Phil Castleton

Here in Australia, living close to the ocean is a dream many of us would love to make a reality, so to reside in a beautiful location with water views and not take full advantage of them is somewhat of a crime. This family's beachside home renovation near Sydney's Middle Harbour sought to resolve this problem with the help of architect Matt Elkan.

"All of my work is fundamentally about doing something that is site- and brief-specific," says Matt. "So my inspiration at this level was the outlook towards the beach and the angophoras of the four-hectare Lawry Plunkett Reserve."

The front of the house, an existing brick cottage, housed three bedrooms, a dining room and bathroom. While in need of minor repairs, the original cottage had a pleasant spatial quality and was well constructed, so essentially it was suitable to be retained in its original form. "We attempted to keep the works of the original house to a minimum," says Matt.

The rear of the original cottage housed a living room/kitchen addition constructed in the 1980s. Due to the fall of the land, the 1980s extension was suspended above the backyard by a full level. The resulting undercroft space was

underutilised and had sadly become a de facto clothes drying and storage area.

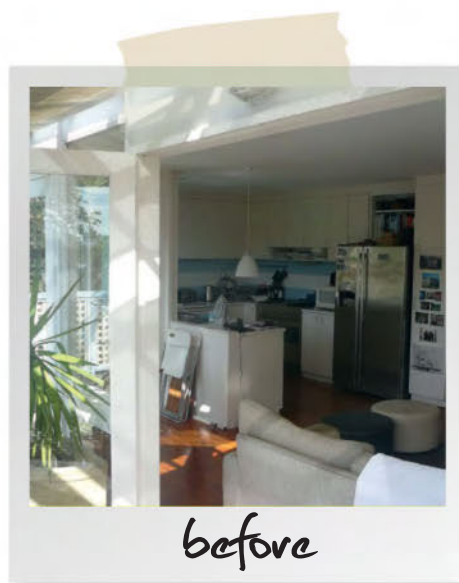
The clients were very keen to replace the 1980s extension with a two-storey version that was more functional and responsive to light and views from the ground floor, and that made use of the basement level created by the fall of the site. Spatially, a new living/kitchen space, a second living area, an extra bedroom with bathroom and a laundry and decks were required.

"The preceding extension felt like the poor cousin to the original house," says Matt. Consequently, the rear extension was removed in its entirety. "The irony of the fact that we would choose to keep a 100-year-old portion of the house while removing a 30-year-old portion was noted in preliminary discussions," says Matt.

The elevation at the rear of the extension was a significant consideration. The ground-floor decks are approximately 5–6m off the ground and while this elevation allows for excellent views towards Edwards Beach and access to north-east summer sea breezes, it also created a series of design challenges. Among the concerns was the connection to the backyard, privacy from and for neighbours, visual mass of the extension when viewed from the rear and fall protection.

We love

The use of timber in the kitchen



before



before

Genius tip
Adding timber to the exterior of the home instantly brings a warm element



before





“The irony of the fact that we would choose to keep a 100-year-old portion of the house while removing a 30-year-old portion was noted in preliminary discussions”
— Matt Elkan, architect



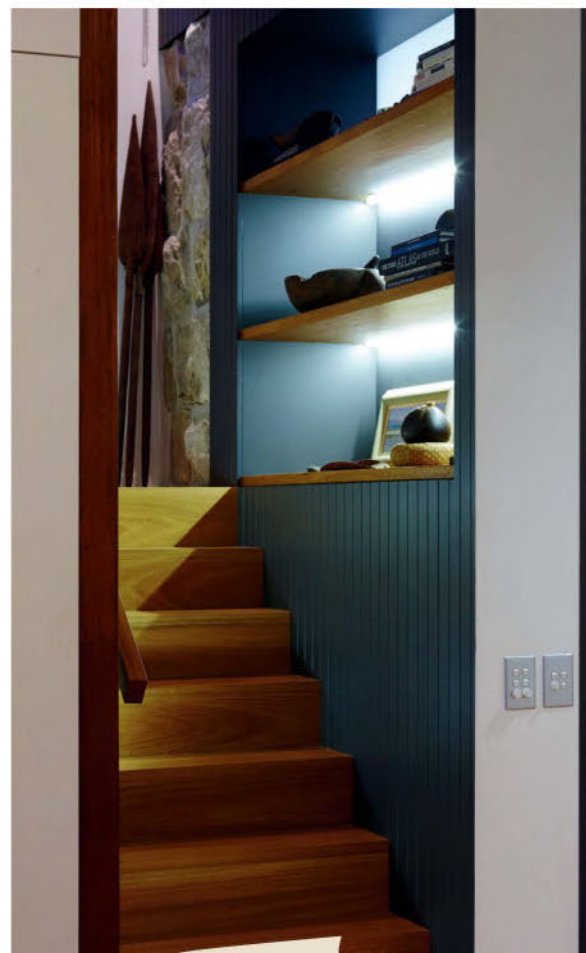
“This renovation achieves a lot with a little. I think the most significant aspect of this is efficiency. It is relatively humble in scale, yet feels engaged and expansive”
— Matt Elkan

The issue of the quality of the renovation was also of fundamental importance to the brief. “It was really important the new spaces were of a sufficiently high quality to draw people through from the old house into the new living spaces,” says Matt. One way to do this was with the use of honed basaltina kitchen benchtops and southern blue gum veneer for the kitchen cupboards — a real splurge, but one which fits with the clients’ love of timber as does their choice of blackbutt and cypress pine flooring throughout various rooms. “The clients have a long history of involvement with sailing ships and the Pacific islands,” says Matt. “Their appreciation of timber, indigenous art and the environment was a large part of the inspiration for the spaces and finishes.”

Also affecting which materials were used in the renovation was the problem of site access. All materials had to be carried in and out by hand, which suggested that all new work needed to involve lightweight products.


For the home to be energy efficient, the design makes excellent use of its orientation, natural light and good overhangs to manage heat in summer, while large water tanks reuse water in the house and garden. By building small, carrying out minimal excavation and retaining and repairing old structures rather than replacing them, doing as much as possible on the tight budget was achieved.

“This renovation achieves a lot with a little,” says Matt. “I think the most significant aspect of



this is efficiency. It is relatively humble in scale, yet feels engaged and expansive. I think this is quite an important aspect of the project, especially on the super-expensive slopes of Balmoral Beach where people almost uniformly build huge high-impact and expensive houses.

“I now love the feeling of standing at the threshold between the old and new halves of the house, looking east towards the view. At that point, the house opens up to the light, air and views and you feel as though you are hovering out over the treetops.”

Sometimes smaller is better and makes more impact — and this amazing home is certainly proof of that. 

LEGEND

- 1 Entry
- 2 Bathroom
- 3 Bedroom 1
- 4 Bedroom 2
- 5 Bedroom 3
- 6 Dining room
- 7 Kitchen
- 8 Living room
- 9 Deck
- 10 Bedroom 4
- 11 Sitting room
- 12 Storage
- 13 Laundry
- 14 Sub floor



GROUND FLOOR PLAN



LOWER FLOOR PLAN

Project particulars

This project was designed by

Matt Elkan Architect

2/2 Wattle Road, North Manly NSW 2096

Tel 02 8916 7357

Email mea@idx.com.au

This project was built by

Graybuilt

Tel 0419 606 592

Licence number 193797C

FLOORING

Kitchen/living/basement 130mm x 19mm standard-grade tongue-and-groove blackbutt

Dining Existing cypress pine tongue-and-groove flooring

Bedroom Carpet

Stair 35mm blackbutt treads to match

Outdoor 89mm x 19mm tallowwood decking

WALLS

Kitchen/living/bedroom Gyprock and 126mm x 19mm V-jointed tongue-and-groove weatherboard linings painted Dulux Natural White

Dining

Existing Gyprock and 126mm x 19mm V-jointed tongue-and-groove weatherboard linings in Colorbond Monument

Outdoor 6mm Hardiflex cladding with 32mm x 32mm treated pine battens painted using low-sheen exterior acrylic in Colorbond Monument

KITCHEN

Benchtop 20mm honed basaltina fabricated stainless-steel benchtop on HMR substrate with integrated sinks
Splashback Integrated stainless steel
Cabinetry V-grooved MDF to match weatherboard profile, finished in 30-per-cent gloss polyurethane in Dulux Natural White, southern blue gum veneer from Briggs Veneers

Appliances Fisher & Paykel RF610ADUX stainless-steel French-door fridge, Highland HT3SSN three-burner gas stainless-steel cooktop, Miele H5740BP pyrolytic oven, Scala mini sink mixer with large square spout, Blanco BSELE60 bins, Qasair NDCH901B rangehood

BATHROOM FITTINGS

Cabinetry Mirrored overhead cabinet
Basin Caroma Cube Extension wall basin

Wall tiles 100mm x 400mm rectified satin-glazed white tiles from Academy Tiles

Floor tiles 25mm x 25mm vitrified charcoal mosaics from Academy Tiles

Sanitary fixtures Duravit Starck three-pan with concealed cistern

Taps Brodware City Stik

Shower Abey Fontana

LIGHTING

All spotlights and outdoor lighting by Tovo Lighting
 Hamilton and Noosa LED spotlights
 Mission LED stair lights
 LED weatherproof strip lighting
 Port Douglas heat-reduced uplighters
 Wedgie uplighters
 Artemide downlights

WINDOWS & EXTERNAL DOORS

Glass Pilkington 6mm/8mm ComfortSave Low-E toughened

Frames New Guinea rosewood by Scartop Joinery

OUTDOOR

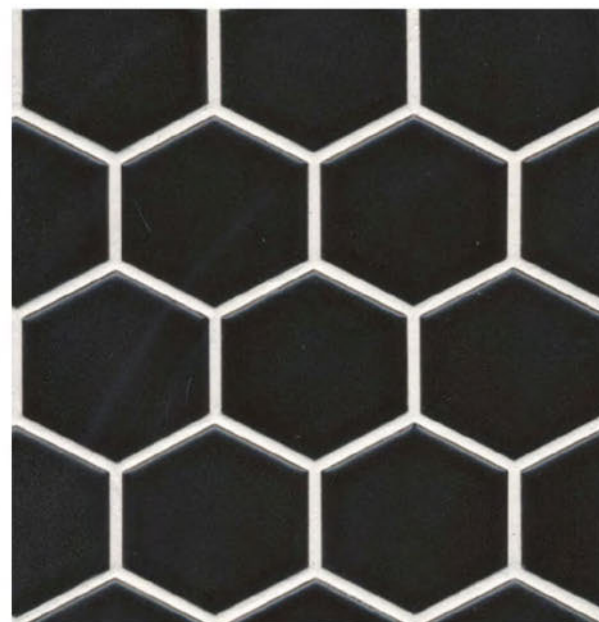
Roof Colorbond Spandek Windspray

Decking 89mm x 19mm tallowwood

Screening F27 KD blackbutt

SHOP THE LOOK

It's all about textures and bringing the warmth for this cosy home



1

1 Mono hexagonal tiles,,
beaumonttiles.com.au

2



2 TV cabinet,
sweetpeaandwillow.com

3



3 Newport two-seater sofa.
zanui.cm.au

4



4 Five-piece knife block,
optocoonline.com

5

5 Charcoal fruit bowl,
madebyhandonline.com



6

6 Navy ethical cushion.
jasperandeve.com.au



7



7 Teak outdoor set.
markmaple.co.nz

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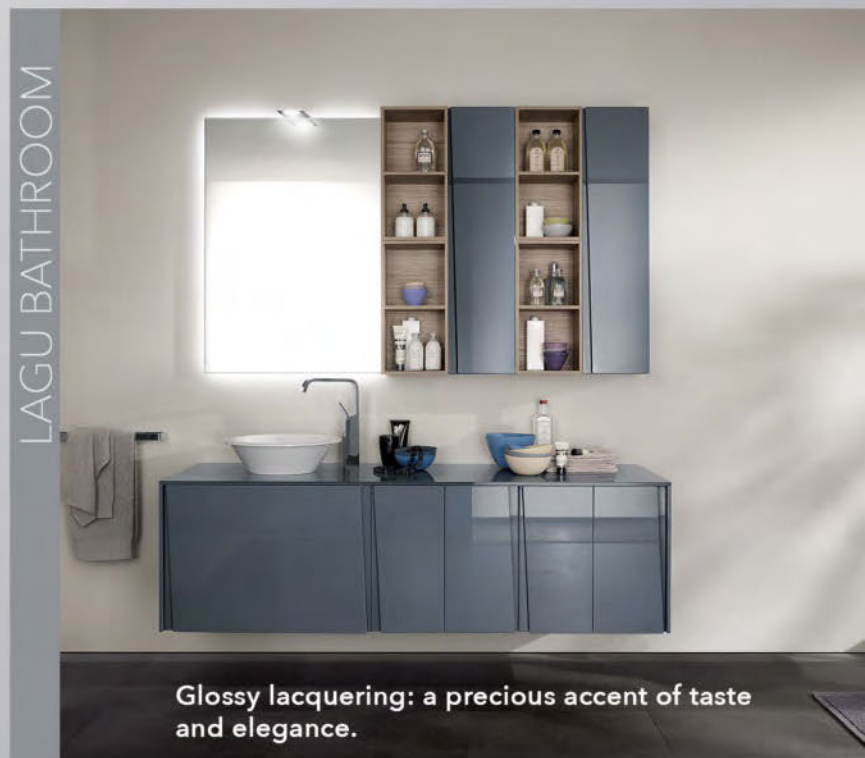


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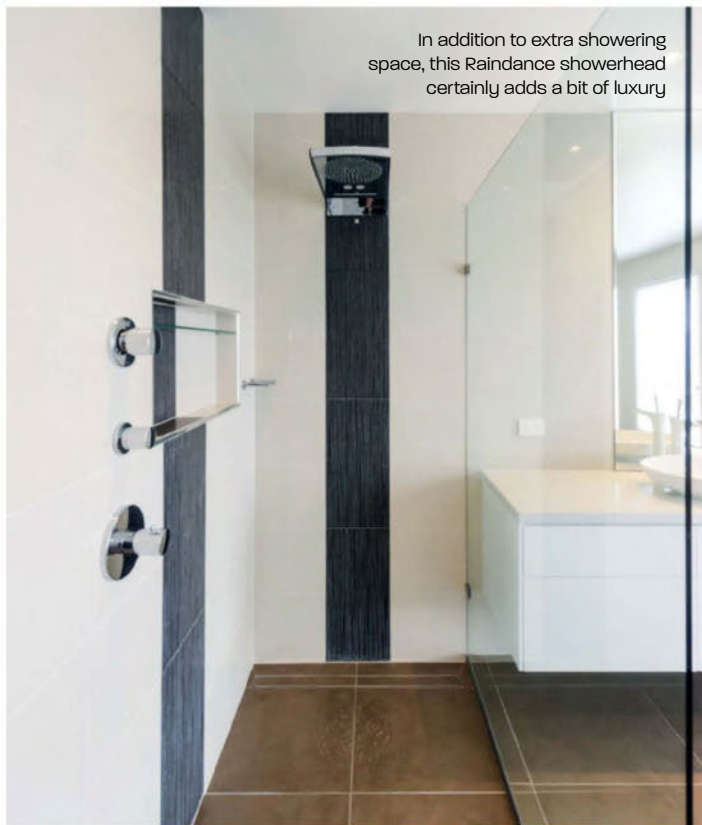
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MODERN MAKEOVER

This family home in Victoria was brought out of the 1980s with a clean and simple bathroom design featuring ample storage





In addition to extra showering space, this Raindance showerhead certainly adds a bit of luxury

Words April Ossington Photography [v] style + imagery

While shoulder pads and perms were at one point the height of fashion, they are unmistakably '80s. So while this expansive and well-built home in Wheelers Hill, Victoria, featured quality 1980s elements that were fashionable at the time, they were starting to date. Despite her company's name, Susan Wasley of The Kitchen Designer is often asked to design bathrooms and wardrobes for clients and as an independent designer, offers clients the option of choosing their own builder or cabinetmaker.

The brief for this renovation was to update the bathrooms and create sufficient storage for a family of four with two teenagers. Specifically, the client requested more space in the ensuite as well as a freestanding bath, double basins and additional storage. The family bathroom was to be made more usable by removing the bath and extending the shower. Finally, and although the house already included a walk-in wardrobe, it needed to be redesigned. "The walk-in robe was crowded with a single hanging rail and shoes piled up underneath," says Susan. "There was a mix of drawer units and deep shelves over the hanging, which meant clothes were hard to find and store appropriately."

Structurally, not much work was required except for the removal of a small window in the ensuite to allow for the large vanity unit and mirrors. Both bathrooms were stripped and shower floors were tiled with grading to strip wastes. As this was a second-storey renovation, special care was



A double-vanity unit was added in the parents' ensuite

taken to connect the bathroom to existing plumbing. Additionally, the bath had to be specifically chosen to fit up the stairs and through the narrow doorway.

The client requested a warmer colour scheme for the bathrooms rather than white gloss tiles and the main bathroom was to look luxurious to match the rest of the home. This was achieved with Caesarstone cabinetry tops in Frosty Carrina, dark, textured feature tiles and sleek Hansgrohe tapware. In the ensuite, the Hansgrohe Raindance showerhead and acrylic freestanding bath are impressive features. "It had to look streamlined but not bland," says Susan.

Susan's favourite renovated spot is the walk-in wardrobe, which was transformed from a dark, cluttered space to a well-organised area with easy access. While dark colours are popular at the moment, Susan chose to keep the shelving white to make it appear more spacious. "This is a relatively small area and needed to be designed carefully," she says.

With the revamped ensuite and additional storage, the parents' area has become the perfect escape from busy family life. "The family bathroom, although small, is perfectly suited to the needs of the teenage children and still has a glamorous touch in the choice of tiles and fittings," adds Susan. **R**



This Hansgrohe Pura Vida basin mixer is an elegant addition to the family bathroom

Project particulars

This project was designed by
The Kitchen Designer

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Web: thekitchendesigner.com.au

BATHROOMS

Basins Villeroy & Boch Loop

Taps Hansgrohe Pura Vida basin mixers

Showerhead Hansgrohe
Raindance showerhead

Bath Freestanding acrylic

Lighting LED downlights

Cabinetry tops Caesarstone Frosty Carrina

Cabinetry doors 2 pac white

COLOUR BURST

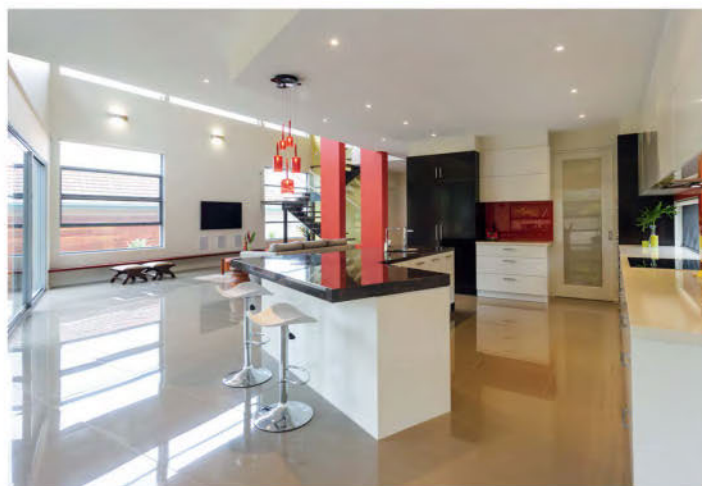
Bright pops of colour ensure this kitchen is always full of energy





The red accessories of the living room tie the two spaces together

“The owners love to cook, so they wanted the kitchen to be the centrepiece of their new modern-style home — and they weren’t afraid to go bold!” says Susan Wasley of The Kitchen Designer. The Dulux Red Terra shade of the splashback is continued as a colour accent throughout the house and provides a vibrant contrast to the two-tone cabinets. The warm tones of the granite pick up the accent colour and the cabinets’ extra-dark chocolate. “As an independent kitchen designer, I’m always researching new ideas and design trends both here and overseas and saw the overlapping tops of the island bench on my last trip to Italy,” says Susan. “I’m also pleased with the way the corner angle mimics angles found elsewhere in the home’s architecture.” The different thickness and heights of the benchtop and mix of colours help distinguish between the food preparation and seating areas. There’s also a sliding door to a butler’s pantry, with the dishwasher and another sink, to help keep the main area clean and clutter-free when the owners want to entertain. [F](#)



Project particulars

This project was designed by
The Kitchen Designer

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KITCHEN

Cabinet doors & panels Gloss two-pack in Dulux China White and Spanish Eyes

Internal hardware Aventos Servo-Drive to overhead cabinets

Handles Satin chrome pulls; Dulux Red Terra highlights on the island bench

Benchtop Caesarstone Buttermilk; Tan Brown granite on the island bench

Splashback Glass — Dulux Red Terra

Flooring Tiled

Lighting MASC 5P pendant light in red

Oven Bosch

Cooktop Induction

Rangehood Undermount

Dishwasher Bosch

Refrigerator Integrated

Sink Single undermount

Taps Zip boiling water unit

A large island bench in the middle of the kitchen allows plenty of room for food prep and socialising without interrupting the special flow

KITCHEN CRAFT

A clever makeover sees a cramped kitchen transform into an open and bright family space that better suits the home's heritage

Words Tom Lookley **Photography** Emilio Cresciani

Looking at it now, it's hard to imagine this space as the lacklustre area it once was. The tall ceilings with visible steel beams and exposed brick walls work seamlessly with the polished timber floor and romantic bay window. "The original brief was to design a kitchen that worked with, rather than against, the house," explains Hector Abrahams of Hector Abrahams Architects who took on this project. "The client wanted an interesting family space with lots of colour."

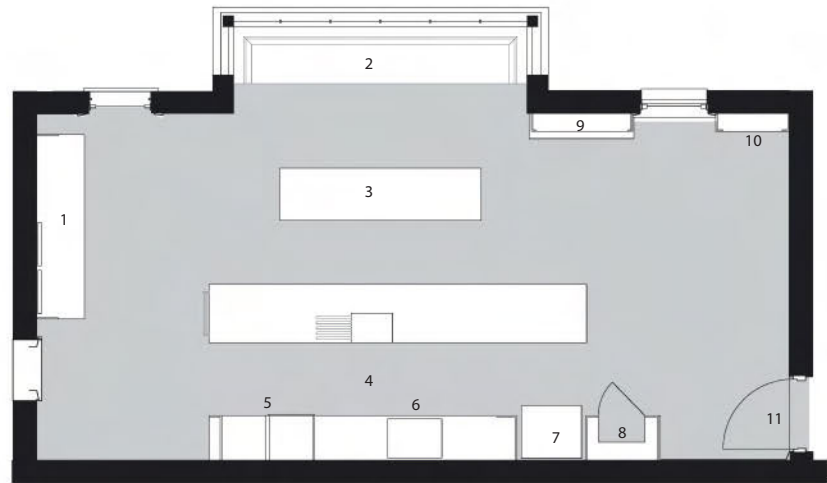
The early 20th century arts and crafts home was originally fitted with a kitchen that was not only cramped, but also resembled a display package. "The kitchen was squashed

into one end of the space, it had a lowered ceiling and shiny hard finishes — a commercial feel," says Hector. "We removed the false ceiling and the wall linings in order to reuse the original finishes — what is known as 'conservation of embodied energy', a popular concept with environmental designers."

The windows and doors were reconfigured to introduce the large steel bay window and day bed. Beautifully designed, the window floods the room with natural light, creating a harmonious feeling between the outside garden and family kitchen. Adding another steel element to the room along with the brick features gives the kitchen an industrial aesthetic, yet, as Hector describes, "it doesn't feel like a shed. We wanted

to make the previously fragmented space into one big cohesive room that flowed well, so we made a deliberate decision to incorporate the steel into the finished design."

A big challenge for Hector and his team was developing a colour scheme that worked with the east-facing room. "We put a lot of effort into getting a scheme that worked in all seasons for cooking and for living," he says. Colour was an important aspect of the design. "The client loves colour," enthuses Hector. With this in mind, he incorporated various splashes throughout, including the vibrant Sir Edmund Blue joinery units and warm Dulux Coppersmith kitchen cupboards, both complemented by a generous garnishing of porcelain knobs.



LEGEND

- | | |
|-----------------|----------------|
| 1 Dresser unit | 6 Cook top |
| 2 Fitted daybed | 7 Refrigerator |
| 3 Meals area | 8 Pantry |
| 4 Kitchen | 9 Bookcase |
| 5 Oven unit | 10 Shelves |
| | 11 Entry |



before

Adding to the chic industrial aesthetic of the kitchen was the inclusion of the magazine light above the island bench. "As well as lifting the tone of the space, it also produces downward task lighting and upward room lighting," Hector explains. "We had the light purpose-made for the length of the bench." Its addition to the room creates a cosy atmosphere at night, while still providing plenty of open space during the day.

Inspired by the original Arts and Crafts kitchen by John Horbury Hunt at Camelot in Camden, Hector has captured the same utilitarian quality and implemented it within this functional and beautiful design. 

Project particulars

This project was designed by
Hector Abrahams Architects

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Email mailbox@haarchitects.com.au

Web haarchitects.com.au

This project was built by
Noel T Leach Builders

Tel 02 9543 2223

Licence Number 69332C

FLOORING

Kitchen Kauri timber floorboards from Sydney Flooring and Green Melody
Forbo Marmoleum Vivace from Forbo Flooring Systems

WALLS

Kitchen Porter's limewash on bricks, Dulux Off White on ceiling, Dulux Lamarque and Clotted Cream on joinery

KITCHEN

Benchtop Karri timber by J&M Williamson and Emperador marble from Ron Bennett Marbleworks

Splashback Vanilla tiles from Olde English Tiles

Cabinetry Designed by Hector Abrahams, timber kitchen cupboards and bespoke joinery units painted in Dulux Coppersmith and Sir Edmund Blue respectively with porcelain knobs

Appliances Bosch 70cm gas cooktop, Miele conventional and steam ovens, Robinhood stainless-steel rangehood, freestanding Fisher & Paykel fridge, Vintec Transtherm wine fridge, integrated Liebherr bar fridge, Bosch dishwasher, Classic Butler sink from Chippendale Restorations, Neu England tapware range by Brodware

LIGHTING

Track light Artlight up/down track light

Pendant light Beal Pritchett brass BC lamp holder

Bench lighting Nocturnal Lighting aged brass gecko wall light

WINDOWS

Frames Steel bay window designed by Hector Abrahams



The kitchen was inspired by an Art Deco-style Orient Express railway car, with decadent features and a high-end finish

COLOUR INJECTION


The kitchen and bathrooms of this South Yarra residence have gone from dated and dull to rich and vivid

Words Sarah Swain Photography Andrew Lecky

Although this South Yarra cottage was given a complete overhaul, it's the kitchen and bathrooms that underwent the biggest transformation. When it came to the kitchen, "modern, elegant and welcoming" was the brief from the socialite client, who wanted to transform a previously claustrophobic room into something special. "We worked with builder Matt Strong on a unique creation reminiscent of an Art Deco-style Orient Express railway car," says designer Toni Franchi. "We used wallpaper and mirrors to create an infinity arch effect for the ceiling, while mirrored splashbacks add the illusion of space in the galley-shaped area. While it might evoke echoes of the past, modern features including Zebrino marble benchtops ensure the room reflects the height of fashion."

The whimsical look is completed with red small appliances and pendant lighting. The kitchen flows through to the dining room, which features a Voyager Park wenge table, making it the perfect fit in a unique home.

Meanwhile, the ensuite and guest bathrooms also underwent similar treatment. "The ensuite was small and dreary except for a terrific mauve glass mosaic," says Toni. "We used the pink tile as an inspiration for the magenta and orange Kallianthi wallpaper and vibrant towels. The pinks were given a strong neutral base, with the minimal Reece ADP vanity and 300mm x 600mm black matt tiles."

The guest bathroom was given a matching new look, with white used to balance the colour but still maintain the artistic feeling of this transformed home. 



"We used wallpaper and mirrors to create an infinity arch effect for the ceiling, while mirrored splashbacks add the illusion of space in the galley-shaped area" — Toni Franchi

A mix of bright white and vivid colour provides the palette for this finished bathroom



The coloured mosaic tiles on the back wall provided inspiration for the rest of the room, with bright colours a major influence



Project particulars

This project was designed by
Toni Franchi for Franchi Design

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Pahran Vic 3181

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Web franchidesign.net

KITCHEN

Cabinet doors Duropal Icy White Illusion

Internal hardware Blum soft-close

Special inserts Häfele Kesseböhmer

Tandem pantry and half pantry

Handles Nikpol brushed nickel

Benchtop Zebrino marble

Splashback Smoke mirror

Kickboards Brushed stainless steel

Wall Smoke mirror

Flooring Choices Flooring wood
vinyl planks

Lighting Custom Lighting Irk Sunlight,
LED downlights

Paint Resene Black White

Windows InVogue charcoal
sunscreen blinds

Taps Zip Hydrotap, KWC pull-out
spray mixer

Oven Siemens 600

Dishwasher Miele semi-integrated

Refrigerator Fisher & Paykel French door

Cooktop/hotplate Siemens

Rangehood/canopy Siemens

Sink Franke 700W single stainless steel

Washing/drying Miele stacking
washer/dryer

GUEST BATHROOM

Vanity Reece ADP

Taps Reece Scala mixers

Lighting Murano colour pendant light —
Custom Lighting

Flooring Choices Flooring
faux timber plank

Paint Resene

Hardware Nikpol

Other Original Art Glass from
Visual Resource

ENSUITE

Vanity Reece ADP

Taps Reece Scala mixers

Lighting Murano black glass pendant
from Custom Lighting

Paint Resene

Wallpaper Harlequin Kallianthi

Hardware Nikpol

Tiles Ceramic from National Tiles



TWOFOLD

Featuring a modern take on French provincial style, this kitchen is an entertainer's dream

Words April Ossington

Designed by Stuart Dougall for Melbourne Contemporary Kitchens, this kitchen is the epitome of indoor-outdoor living. While the client requested a modern design to replace the tired '80s style, they wanted to retain a hint of the French provincial look. This is achieved with clean, white cabinetry, light timber flooring, pendant lighting and an island bench. The standout feature of this design is the way the bi-fold window and door join to the benchtop when closed. "How the track window would sit in the benchtop was a design challenge, but one that was easily met by our experienced team," says Stuart. "This element works to extend the kitchen perfectly towards the outdoor barbecue area, which is an amazing space in the summer months." A roof-mounted rangehood, oversized fridge, high-quality drawer fittings and benchtops in Carrara marble and Caesarstone Snow certainly complete the look inside. In the outdoor kitchen, an integrated barbecue and bar fridge continue the clean lines of this inviting space. [R](#)





Project particulars

This project was designed by:

Melbourne Contemporary Kitchens

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Kitchen

Cabinetry and panels Shaker style, two-pack Lexicon

Internal hardware Blum Intivo

Benchmark Carrara marble and Caesarstone Snow

Splashback Carrara marble mosaic tiles

Kickboards Two-pack Lexicon

Oven Fagor twin multifunction/steam

Cooktop/hotplate Fagor induction

Rangehood/canopy Schweigen 1200mm in ceiling

Sink Undermount

Barbecue Electrolux

PROJECT DESIGNLINE KITCHENS & BATHROOMS

The result of this renovation is a modern industrial kitchen that introduces light and a sense of space to this home's living area




Words Karsha Green Photography Elliot Cohen

The owners of this kitchen, which was a dark, closed-off and claustrophobic space, approached Designline Kitchens & Bathrooms with a brief for a light-filled, open-plan living area. “The aim of this renovation was to open up the original dark and dingy kitchen and make it a part of the living space,” explains Carla Waghorn, designer at Designline Kitchens & Bathrooms. “Walls were removed in order to achieve this so we had to include a support beam that we clad in thick brushbox hardwood and fitted with nuts and bolts. This timber element is one of the modern industrial features of the kitchen that’s in keeping with the re-design of the whole home.”

While defining the kitchen area, the lightness and complementing features of the new space mean the bulkhead doesn’t deter from the desired open-plan design

Removing walls is never an easy task and the structural concerns of supporting the concrete slab above had to be addressed. Although the vertical beam was left exposed, Carla and the Designline team recommended reducing the ceiling height to create a bulkhead and camouflaging the horizontal beams. Instead of just being an ordinary bulkhead, Designline cleverly painted the rim in black to complement the 60mm stone benchtop and create a feature of the structural element. While defining the kitchen area, the lightness and complementing features of the new space mean the bulkhead doesn’t deter from the desired open-plan design.

The new industrial-themed interior was continued throughout the kitchen with a pressed-metal panel applied to the front of the island bench. White subway tiles in a brick pattern formed the work station’s splashback, while a stunning circular rangehood canopy and stainless-steel appliances added a metallic touch.

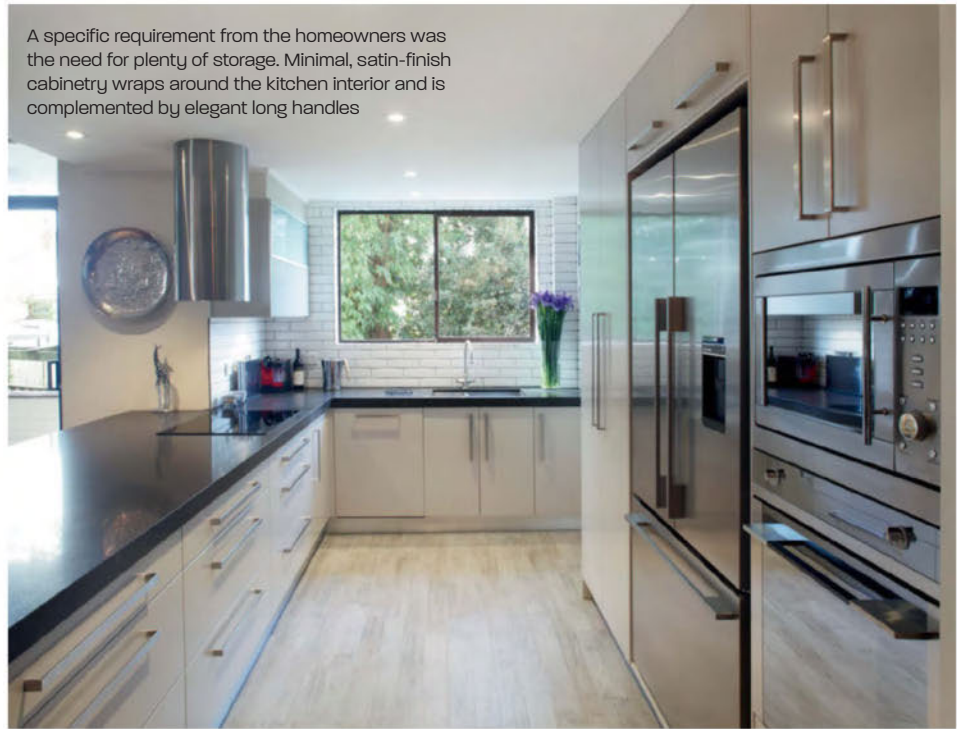
Of the end result, Carla says, “We’re really pleased and chuffed with how the kitchen turned out and are excited to announce that it was a NSW finalist for the Small Kitchen Award at the Kitchen and Bathroom Designers Institute (KBdi) Designers Awards 2014.” 

MODERN INDUSTRIAL

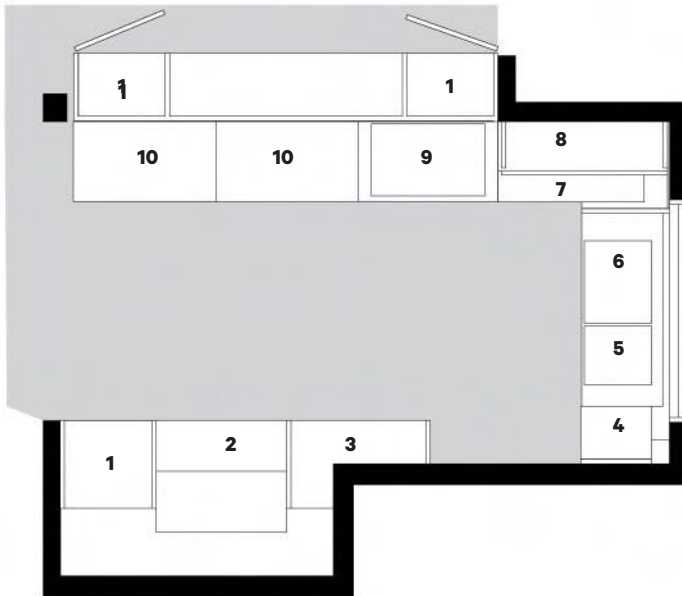
Sleek finishes and industrial accents add a light and spacious quality to this new open-plan living space



The bulkhead is a clever structural feature making a statement of the trendy new kitchen area without detracting from the open-plan design



A specific requirement from the homeowners was the need for plenty of storage. Minimal, satin-finish cabinetry wraps around the kitchen interior and is complemented by elegant long handles



LEGEND

- | | |
|----------------|------------------------|
| 1 Cabinet | 6 Dishwasher |
| 2 Refrigerator | 7 Blind corner cabinet |
| 3 Pantry | 8 Top lift cabinet |
| 4 Bin cabinet | 9 Cook top |
| 5 Sink cabinet | 10 Drawer cabinet |

Project particulars

This project was designed by:

Designline Kitchens & Bathrooms

1/109 Fairford Road, Padstow NSW

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Email

info@designlinekitchens-bathrooms.com

Web designlinekitchens-bathrooms.com

This project was built by:

Designline Kitchens & Bathrooms

Licence number 191711C

KITCHEN

Cabinet doors & panels Dulux Heifer satin finish polyurethane

Kickboards Brushed aluminium

Mouldings Pressed-metal bar back

Internal hardware Blum

Benchmark Silestone Nuit Bleue 60mm mitred pencil edge

Splashback White subway tiles

Flooring Timber-look porcelain tiles

Lighting Ceiling downlights

Oven Smeg

Cooktop Smeg

Rangehood/canopy Smeg

Dishwasher Asko

Refrigerator Fisher & Paykel

Sink Sterling Quattro undermount

Bold. Beautiful. Timeless.

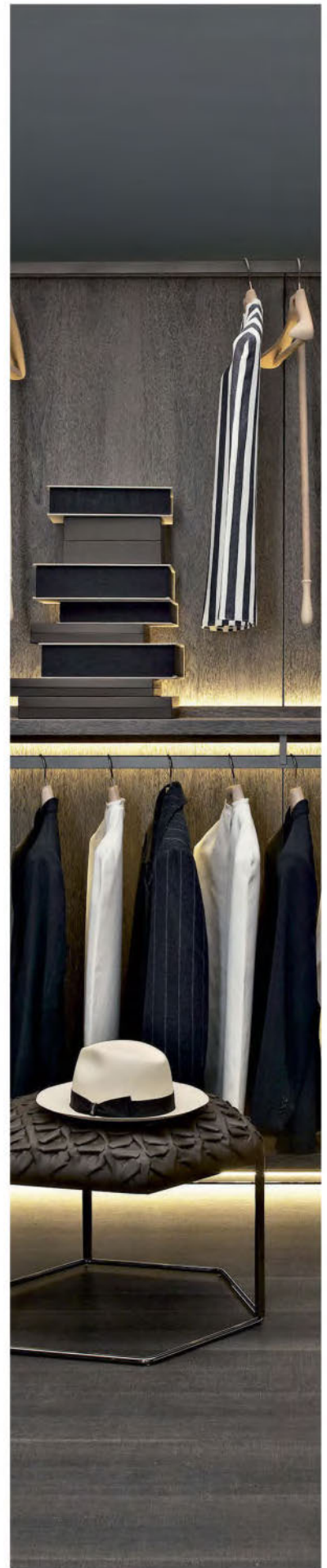


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KNOW HOW

This issue, Jenny Brown from Luxaflex tells *Home Renovation* all there is to know about window treatments

Edited by Karsha Green

What is a window treatment?

Window treatments, including blinds, shutters and awnings, can help control the light, privacy and heat in your home, as well as contribute to the overall look and feel, with colour and functionality all coming into play. There is a product for every requirement so it's important to do your research and seek expert consultation before buying something you might change your mind about later.

Are there certain treatments that should be applied on the inside of your window and others on the outside?

Although some window treatments will suit the inside of a home more than the outside, generally homeowners have similar requirements for both. Light, glare, heat and UV rays, privacy, and maximising outdoor areas despite the elements are just some of the factors that come into consideration.

What are the characteristics of interior window treatments compared to those suitable for exterior use?

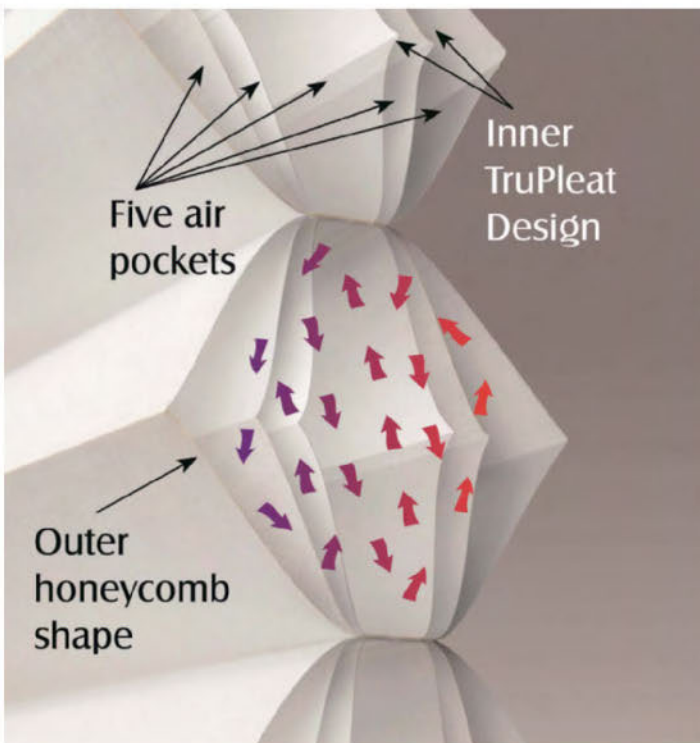
Generally, most window coverings for inside the home are unsuitable for outdoor conditions. Soft shades, roller blinds and other fabric blinds are designed for indoor windows. Fabrics used on awnings, as well as shutters designed for outdoors, can typically withstand harsh weather conditions, including sun, heat and, in some instances, rain.

How do you determine what is more suitable for a particular window?

Your choice of window covering is not only dependent on personal style, but also the functionality of the blind. Some window fashion solutions are more energy efficient than others, while some are designed specifically with light and privacy in mind.

The style of your home, and the size and height of your windows, will also determine what window covering is most suitable. This will dictate which operating system is suitable. Tall windows may require motorisation, whereas with window fashion solutions at height level, you could opt for a manual system such as Luxaflex's LiteRise or Ultraglide.





How important is it to utilise window treatments in your home? What are the benefits and does this vary depending on the type of treatment you use?

Window treatments are an important factor in terms of the look and feel of your home, as well as offering different functional benefits depending on your needs.

- Considering that up to 87 per cent of a home's heat gain in summer is through the windows, there are substantial long-term savings to be made by the effective use of internal energy-efficient window coverings. Combine those with awnings on the exterior of your home for even greater energy efficiency.
- Duette Architella Ménage shades are the most energy-efficient blinds on the Australian market. They have the ability to reduce heat transfer through a window and save on an average home's heating costs by up to 49 per cent.
- There are multiple window fashion solutions that provide privacy (from the outside looking in) while still allowing the homeowner an uninterrupted view to the outside.
- For high-humidity areas such as kitchens or bathrooms, Luxaflex Newstyle Polyresin shutters will not blister, peel, flake, corrode or fade even under intense sunlight or exposure to water.

For summer, what should homeowners be doing to protect their homes from harsh UV rays?

Luxaflex Window Fashions has multiple products and fabrics suited to protecting the home (and furniture) from harmful UV rays, including those which allow light in (and vision out) to brighten a room, while reducing UV radiation and heat transference.

Luxaflex Pirouette shadings, for example, have soft horizontal fabric vanes attached to a single sheer backing, allowing for enhanced views to the outside and the full beauty of the fabric appearance on the inside. The sheer backing also reduces glare and filters harmful UV rays. Other options to reduce UV rays and reduce heat transference are external sunscreens or straight-drop awnings.

For more information, visit luxaflex.com.au



MY SPACE

Many areas of a home are restricted by architectural or thoroughfare requirements, but the bedroom is the one place where you can really be creative and embrace your personal style



Alex Perry for Linen House. linenhouse.com

Words April Ossington

A private sanctuary to relax and unwind, the bedroom is the one space you can really call your own. Unless you live in a remote location, these days space

is at a premium so making sure you have sufficient bedroom storage is very important. "Your bedroom layout should not only work functionally but be a visual feast when you walk in," says

Linda Delaney of North Shore Interiors, "one where you notice the artwork, gorgeous bed linen and colours of the room rather than wardrobes, a stark wall or chest of drawers."

LAYOUT

"I can't tell you how many times I walk into a room that has the bed in an awkward area, leaving little free space or flow around the room," says Linda, who suggests allowing a

minimum of 800mm around all sides of the bed. "Of equal importance to me in creating a harmonious bed space is creating a focal point when you first walk in the room," she adds. With a spectacular view being the obvious first choice, other suggestions include a bedhead, fireplace, artwork or bed linen.

"Window treatments such as curtains or blinds should never be a point of focus. They should complement, but not dominate."

It's a good idea to measure and map out your bedroom before you go shopping for new pieces. If space is an issue, make sure you have enough room for a bed, wardrobe and one side table at least. "If there is space left over, you can fill in the gaps with other furniture and decorative items," says Linda. "Once you have mapped out the layout, take a 'walk' in your room and mentally step through all the bedroom actions you will carry out going forward." With regard to storage, make sure you can comfortably open doors and get to your belongings easily.



MEASUREMENT GUIDE

Bed:
 Double: 1370 x 1870mm
 Queen: 1530 x 2020mm
 King: 1830 x 2030mm
 Single: 920 x 187mm
 King single: 1060 x 2030mm

BEDSIDE TABLE:

Small: 450 x 450mm
 Medium: 500 x 500mm
 Large: 600 x 600mm

BUILT-IN WARDROBE:

Hinged doors: 600mm deep
 Sliding doors: 700mm
 Stand-alone armoire: up to 800mm deep

FOOT STOOL:

350-400 x 1500-1600mm

ARMCHAIR:

600-750 x 700-800mm

Lighting

Bedroom lighting generally fits into three categories:

- General — overhead in the form of ceiling or pendant lights
- Task — lighting for reading, over a side table, desk, chair or inside cupboards
- Accent — used to accentuate art works or focal points

For both general and task lighting, think about where you will be walking and conducting general activities. If space is an issue, Linda suggests hanging pendant lights over bedside tables. “This will create a less cluttered look and an air of romance. Another clean-line, space-saving technique is to use wall-mounted lights,” she adds.



Alex Perry for Linen House

Flooring

As it's the place you are most likely to walk barefoot and least likely to spill food, the bedroom is ideal for all over carpeting and it simply feels more comfortable. “Natural fibres like wool are always a good bet, though eco-options such as eco+ Soft to Touch by Godfrey

Hirst Carpets, made from natural corn sugar, are alternatives worth considering,” says Linda. To add that finishing touch to a room, Linda suggests adding an area or throw rug, especially if the room is not carpeted. “In an ideal world, the bed is either entirely on or off the rug but as long as about three-quarters of the rug is under the bed, it's

okay,” says Linda. Throw rugs can help divide your bedroom into zones. For example, a small rug teamed with a bench at the foot of the bed can create a nice seating area. “Placed on each side of the bed, a throw rug in a soft pile makes a luxurious landing pad. To add more texture, layer smaller rugs over larger area rugs,” adds Linda.

STYLE

While the style of your bedroom will come down to personal taste, it doesn't hurt to get a little inspiration from the latest trends. Rather than recreating a particular look to a tee, incorporating favourite bits and pieces from different styles will help make the space your own and avoid it dating quickly. "This year has seen an explosion of metals of all colours and finishes — the worn and the corroded, and textures that come from deep in the forest, desert, jungle, city and pages from history," says Linda. "Design houses are experimenting with cracked, crumpled and crushed textures; geological textural references; powdery, peach skin and flaking surfaces; woven, knitted and tapestry textures; and for hard product surfaces: molten, eroded and oxidised effects as well as hammered, stamped and chiselled techniques."

2 Mongolian Lamb bench by Jonathan Adler. Available at **Coco Republic**. cocorepublic.com.au



1 Sagredo fabric from the Rubelli Venezia collection at Donghia. Available at **South Pacific Fabrics**. southpacificfabrics.com



3 Nugget stool from **Coco Republic**. cocorepublic.com.au



4 Mushroom mirror in Mayan Gold from Porta Romana. Available at **South Pacific Fabrics**. southpacificfabrics.com

A PLACE FOR EVERYTHING...

Now that you've designed your perfect space, don't let your belongings take centre stage

1



1 Available in more neutral colours or yellow (pictured here), the Botkyrka wall shelf from **IKEA** can be installed above your bed as an alternative to the bedside table. ikea.com/au

3 If space is an issue, you're better off buying pieces that are multi-purpose. The Serenade storage bed from **King Furniture** is perfect for housing seasonal items, blankets and cushions. Designed by the company's in-house design team, the bed features a Sealy King Flex Posturepedic mattress. kingfurniture.com.au



2 The Mols bedside table from **Satara Australia** features natural timbers and strong tapered iron legs. satara.com.au



2

4 Perfect for the corner of your bedroom, the Hexagonal stool from **BoConcept** is the ideal place to put on your shoes and doubles as additional storage. boconcept.com/en-au



4

5 A great way to store your trinkets without taking up valuable space, the shadow box from **Senkki Furniture** doubles as an interesting focal point. senkkifurniture.com.au



5

LINDA'S TOP STORAGE TIPS

1. Blanket boxes at the foot of the bed provide great storage for blankets and pillows when not in use, as well as a practical spot to sit and put on shoes.
2. Float a narrow shelf above the bed if there is no room for bedside tables. Top with artwork, treasures collected on your travels or vases.

3. Reconfigure your existing built-in or walk-in robes. Make a list of all the contents to be stored and make sure you have two-thirds of the hanging space with double hanging (for suits, shirts, skirts and pants) and one-third with a single rod for hanging long coats and dresses. Have a shelf on top for storing hat boxes and items that are not used often, as well as a

- mix of open shelves for jumpers, t-shirts and scarves, and drawers for personal items including underwear and socks.
4. Organise your shoes. Shoe drawers allow for easy viewing and protect your shoes from dust. Depending on the size of your feet, storing them in this way means you can even store them up to three pairs deep.



6 **DME HiFi** offers innovative audio and visual equipment and solutions. With the ability to conceal your television from sight when not in use, this bed-end TV unit was custom-built by a sub-contracted joiner. dmehifi.com.au



7 Chic and simple, the Fermo shoe cabinet from **BoConcept** will conceal your shoes from sight and protect them from dust and mould. boconcept.com/en-au



8 Ideal for smaller spaces due to its sliding doors, the Pax wardrobe from **IKEA** can be fitted with interior organisers from the Komplement series including wire baskets, trouser hangers and pull-out trays with jewellery compartments. ikea.com/au



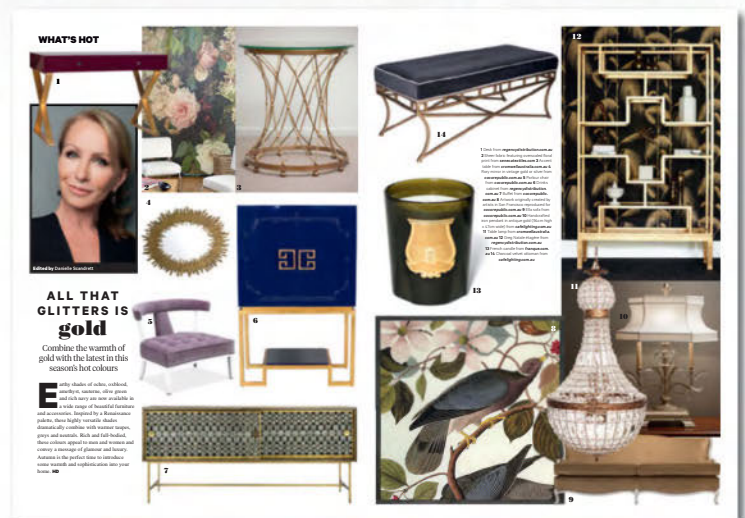
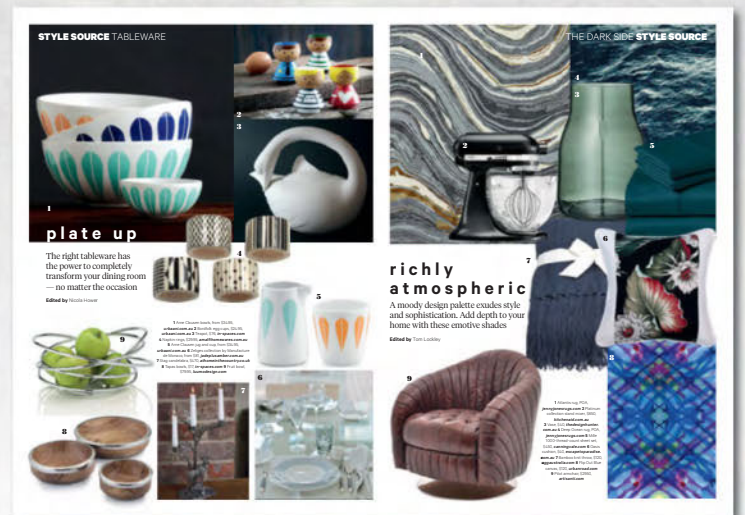
9 This French-inspired bed ottoman blanket box from **Lavender Hill Interiors** is upholstered in natural or charcoal-coloured pure linen. Available in king or queen size, this item is perfect for storing an unused blanket or quilt during the warmer weather. lavenderhillinteriors.com.au



10 Available in a range of configurations, the Backstage wardrobe by B&B Italia can incorporate shelves, clothes racks, a chest of drawers, accessory trays and a shirt compartment grid. Additional

accessories can be positioned on the door including accessory trays, a belt and jewellery holder or an adjustable mirror. Available at **Space Furniture**. spacefurniture.com.au

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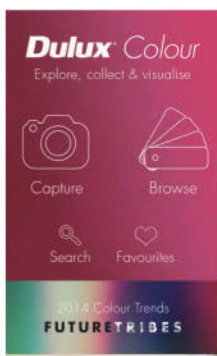
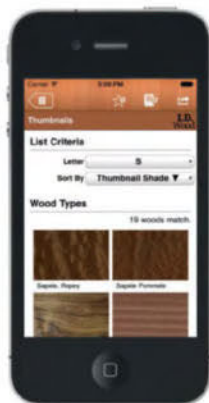
ALL-NEW LOOK

[universalshop.com.au/
homeandgardenmags/HomeDesign](http://universalshop.com.au/homeandgardenmags/HomeDesign)



AN APP FOR THAT

Inspire your renovation dreams with this set of handy apps



Words Tom Lockley

Recently the number of home design and lifestyle apps has grown, allowing renovators and designers the ability to measure, style and virtually build rooms and houses. Here is a selection we thought may prove to be useful in your renovation.

Live Brighter app — free

Never second-guess your lighting choices again with this handy app from Beacon Lighting. With the Live Brighter App you simply take a photo of the room you are wishing to style, browse through Beacon's product range and see how a particular design or colour you like will look in your home. It is a great visualisation tool without having to leave your house.

beaconlighting.com.au/live-brighter-app

Available on Android and Apple

ID Wood — \$4.99

Have you ever spotted your dream timber floor in a restaurant or retail store and not known what it is? ID Wood is your pocket guide to woods from around the world, with full screen samples and detailed information of more than 200 different timbers. Browse samples and names for quick identification, helping you find the perfect wood to suit your style and taste.

doubledogstudios.com/apps/idwood

Available on Apple

Dulux Colour — free

Have you ever seen a beautiful vibrant colour and thought it would look fantastic in your home, yet you cannot describe it beyond the basics? Dulux Colour app eliminates this frustration with the ability to recognise and store colours. The app comes with 4500 inbuilt colours to help you pinpoint the exact hue you want, as well as show you examples of how colour has been used in other homes. For those who are keen to paint yet lacking a creative drive, it also includes expert opinion and colour trend sections.

dulux.com.au/colour/colour-app

Available on Apple

Photo Measures — \$6.99

Photo Measures is the perfect app to help you save and share measures and dimensions on your own photos. Whether you are an interior designer, a real estate agent, a contractor or an avid home renovator or decorator, the Photo Measures app makes it easy to remember the exact layout and dimensions of your home.

Whenever you need to save dimensions or write down an important detail, Photo Measures will help you to be more efficient and accurate.

bigbluepixel.com/photo-measures

Available on Android and Apple

Helpful websites

AutoDesk HomeStyler

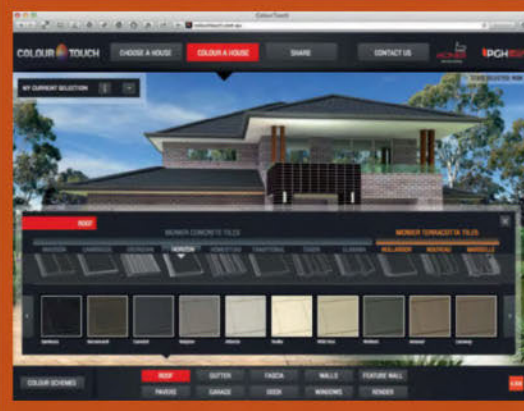
The HomeStyler website features a massive online catalogue of furnishings, flooring, home designs and lighting styles and combines it with a virtual online 3D home builder that lets you create and furnish the house of your dreams. Once your dream house is designed you can print your plans, including measurements and product specifications to assist you with your renovations. All products shown are linked to their parent websites and available for purchase online. homestyler.com/designer



Monier ColourTouch

Choosing the right colours for your new home can seem like a daunting task, but with the help of ColourTouch, the selection process is much easier. You can select roof tiles, bricks, fascia, gutter, trim and other features and place them on a mock house to visualise what your choices will look like. If you don't like a shape or colour, just swap it for another until you find the combination that suits your home best.

monier.com.au/Research/DesignTools/ColourTouch/





NATURAL INTENTIONS

Let your timber surfaces shine all year round with these four easy-to-follow tips

Words Tom Lockley

“**T**imber floors can be a beautiful investment but they need to be protected against moisture damage and wear and tear to maintain their natural beauty,” says Clinton Skeoch from Boral Timber. “Once a timber floor is installed, it’s important that it is looked after so that the surface of the timber is preserved.” If you are eager to install timber in your home but aren’t sure how to effectively maintain it, here is some handy expert advice to ease your maintenance worries.

Applying a finish

It is important to choose a reliable multi-purpose timber finish to help maintain both soft and hardwood surfaces. Look for one that is non-toxic, easy to apply, easy to clean and will protect surfaces exposed to high moisture levels.

Added protection

It is always better to prevent damage to timber than repair it. “Use mats, small rugs and hall runners to help collect dirt that might otherwise scratch the floor’s surface,” suggests Clinton. Protect the wooden surfaces from direct sunlight and move rugs around periodically to prevent darker and lighter patches from forming. Keep pets’ claws trimmed to minimise marks in timber surfaces and if you have a cat, a scratching post will stop it scratching your furniture and timber.

Cleanliness

Regularly clean high-traffic areas using either a vacuum with a soft bristle head or an electrostatic mop. Wipe up spills immediately with a dry cloth or paper towel to prevent staining and remember that using too much water can result in discolouration beneath the surface or warping and cupping of the wood. A floor cleaner specifically for timber should be used to avoid

damaging the surface seal. Do not use detergents, polish, steel wool pads, wax or similar products as these might damage the surface.

Maintenance

“Interior timber benefits from regular care to maintain colour depth and clarity, and to avoid damage from sunlight, indoor heating and cooling systems, knocks and spills,” explains the team at Sikkens. It is a good idea to brush the entire wooden surface with a soft broom once a month — this keeps your timber clean and also buffs the surface and prevents scratches. Adding protective pads to furniture is a good idea as you will be able to move pieces around easily without scuffing or leaving ugly scratches.

For more information on Sikkens wood products, visit sikkens.com

For more information on Boral timber, visit boral.com.au



NEW

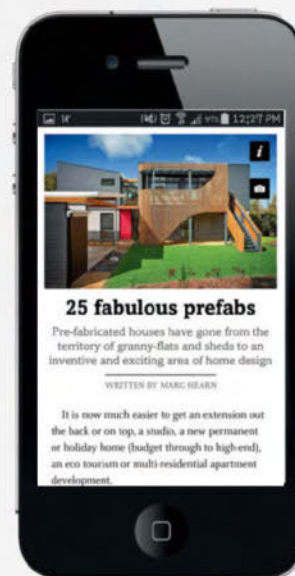
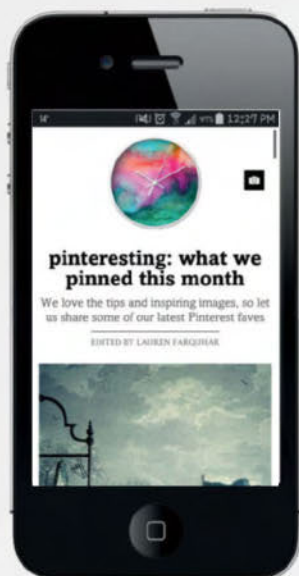
home INSPIRE

The latest home eye-candy at your fingertips

The latest eye-candy at your fingertips, *homeINSPIRE* is a digital magazine dedicated to showcasing inspiring images, projects and ideas for your home. With new ideas and access to the best articles of the last year, *homeINSPIRE* is perfect inspiration.



home INSPIRE





before

WOOD WORK

Chris Philpot, Planet Ark's Make It Wood campaign manager, discusses his experience in renovating his kitchen window and the benefits he discovered

As a child I always liked playing with wooden toys, and through my work I have seen many beautiful examples of the use of wood. There's no doubt that wood is naturally attractive and aesthetically pleasing. It's available in a large range of colours and tones, grains and textures and each piece is unique. However, it wasn't until recently when I began my own renovation that I came to fully appreciate wood's true versatility. Wood can be used for renovating all parts of the home including floorboards, banisters, decking and furniture. My renovation project used raw, untreated, FSC-certified timber in a large bi-fold kitchen window.

As a father of a two-year-old, I recently saw the need to create more space and light inside my two-bedroom harbour-side apartment in Fairlight. Unfortunately, with only a small courtyard garden at the rear of the block, it wasn't possible to extend my kitchen without losing valuable outdoor space. My next option was to bring the outdoors in by opening up the wall with a beautiful bi-fold window over the kitchen benchtop to create a server area. By doing this I can now cook in my kitchen while keeping a watchful eye on my toddler playing in the garden. I followed a number of steps throughout the project and my family and I are thrilled with the result.

Stage 1 — Choose your material

Naturally, I decided on wood for my window frames. Other options were aluminium or plastic but I decided on wood because it looks great, feels warm to touch and is durable. It is also the only renewable building material we have available so from an environmental perspective it ticked a lot of boxes.

Stage 2 — Source wood responsibly

As the manager of Planet Ark's Make It Wood campaign, I'm very aware of the importance of choosing wood from responsibly managed forests when it comes to sourcing wood products. How do you know the wood has been sourced responsibly? There are different types of wood certification, so how do you know what to look for?

Planet Ark believes the FSC label is currently the strongest wood certification scheme available in Australia. Choosing wood and paper products with this logo means you can have a high degree of confidence that the product you purchase has come from well-managed forests, has post-consumer recycled fibre, and/or excludes any material from highly contentious sources such as illegal wood, wood from forests being converted to plantations, or wood from areas where high-conservation-value forests are threatened.

Stage 3 — Built to measure

After a little research and a phone call to FSC Australia, I discovered a couple of suppliers of FSC-certified windows and placed my order. Then I waited with anticipation while my window was manufactured to the specifications my builder provided.



Stage 4 — Demolition time

Once the window was ready for delivery, it was time to start knocking down the rear wall to make space for installation. You can either use a builder to do this or you could do it yourself. As a busy dad, I decided to pay an expert to get the job done.

Stage 5 — Installation

Now this is the exciting stage. Will it work? Will it fit? Is it the best option? Will it match? Did I choose the right colour? This is where your preparation comes in and you get to see the final result.

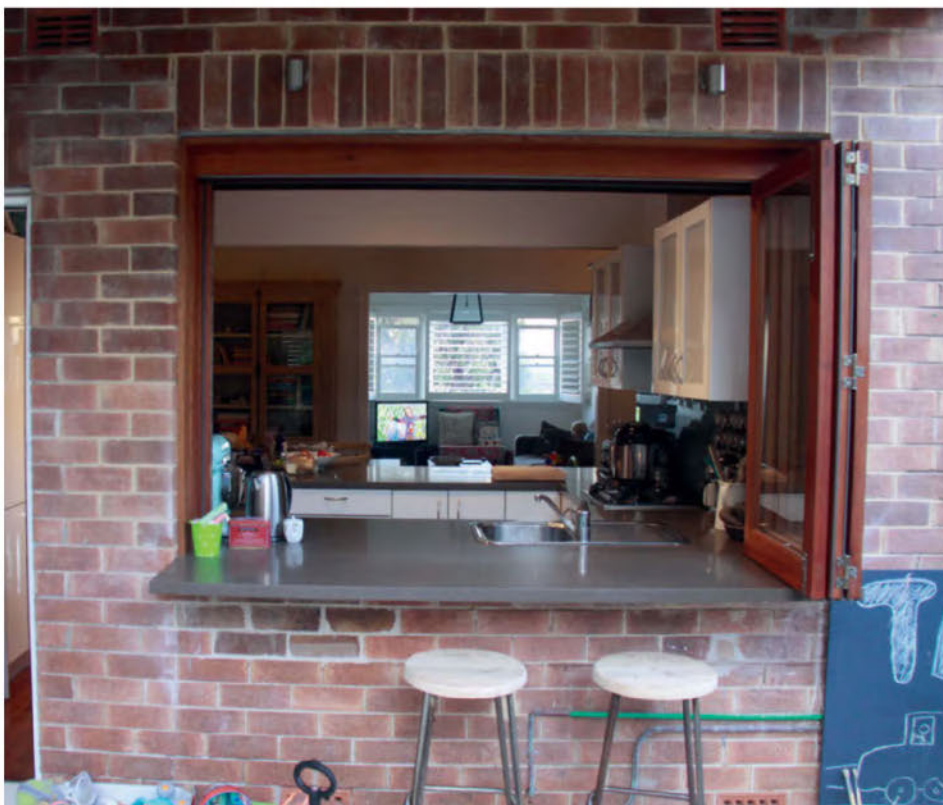
Stage 6 — Appreciate the beauty

Now that my project is complete, I really appreciate the benefit of the renovation every day. It's not all about looks, though. Choosing responsibly sourced wood over more carbon-intensive building materials can effectively help to tackle climate change. In my case, a wooden window frame was used to replace other, more energy-intensive materials like steel, aluminium or plastic. These materials take a lot of energy to manufacture and release carbon dioxide into the atmosphere, contributing to climate change.

On the other hand, wood is the only building material made from the sun's energy. It stores carbon that the tree has absorbed during its growth. Using wood ensures this carbon is retained in the window frame, rather than being in the atmosphere contributing to climate change.

My project was a simple renovation compared to many. But I realised during this process that the benefits of using responsibly sourced wood hold true in all projects — whether big or small, with a tight or generous budget. [R](https://www.makeitwood.org)

For more information, visit [makeitwood.org](https://www.makeitwood.org)






REVOLUTIONARY POWER



The Hitachi cordless circular saw is a compact, lightweight tool handy for home improvements

Hitachi is known for its uniquely functional designs, its commitment to safety and its high-quality power tools. The C18DBL circular saw includes all the clever features Hitachi is known for, such as soft start to reduce kick back on start up, and electric brake for increased safety. Ambidextrous safety switch and light switch are integrated into one lever and through a clever design, Hitachi has built in rubber buffers to protect the motor housing from damage and for easy standing while changing blades.

Another unique innovation of the C18DBL circular saw is the ingenious rotation speed changeover function, which allows dual mode settings. The silent mode setting reduces the max motor RPM, enabling efficient work with less noise, and when the load increases during Silent mode, the tool will automatically switch over to Power mode and revert back to Silent mode when the load decreases. As well as this, Hitachi has utilised an overload protection that cuts off the power to the motor in the event of overloading the motor or a conspicuous reduction in rotational speed during operation. This improves safety for the user, plus protects the motor and battery from damage.

Weighing in at only 2.5kg, the C18DBL manages to achieve a 47mm cut depth from its 125mm blade. The lightweight cordless saw is 30 per cent more energy-efficient than conventional models, allowing it to achieve a whopping 500 cuts from a single battery charge. The Hitachi C18DBL comes standard with two high-quality blades and a wrench. Hitachi is so confident with its product that it comes standard with a three-year warranty for that added peace of mind. 

For more information, visit
hitachi-powertools.com.au



Vertically mounted terracotta roof tiles give a contemporary, architectural feel to a traditional Australian roof





VERSA-TILE

If you're building or renovating, you can't go past the ultimate roofing material: terracotta

Terracotta roof tiles are a timeless classic and have been used for thousands of years as brilliant roofing solutions. They are naturally sourced from the earth, and come in a range of beautifully impressive colours that will stand the test of time. Instantly recognisable, terracotta roof tiles bring a sense of heritage and wealth to any home design. Reflective of the natural colour of Australian soil, traditional terracotta roof tiles are often the defining feature of many homes. A combination of engineering know-how and natural handcrafted materials means they are available to homeowners at a competitive price. Another reason for choosing terracotta roof tiles is the authenticity of terracotta as a material. It is natural, genuine and sustainable, comes from the earth and can be recycled. It has a warmth and beauty that many other roofing materials just don't possess. These days there is a shift towards authentic and quality products that are skilfully made to last. According to Michelle Gissel of Monier Roofing,



Their colour never fades as it is baked onto the surface of the natural clay, giving it qualities like no other roofing material

"People are more conscious of the quality and origin of materials going into their homes. They are on the lookout for products that have the finish embodied within them and that are maintenance-free and long-lasting." These qualities are found in terracotta roof tiles. "Many people are looking to use traditional products and authentic materials in more contemporary ways," continues Michelle. With this resurgence in the popularity of natural materials, the richness of colours and textures that we can extract from the earth and be inspired by seems almost endless.

Recently, terracotta roof tiles have become available in a wide choice of profiles and colours, which range from earthy, everyday reds and browns to sophisticated greys and blacks that produce an almost slate-like look. The colours are timeless and don't fade under the harsh Australian environment, making them perfect for any house.

For more information, visit monier.com.au 


BREATHE EASY

Reduce indoor airborne contaminants and reinvigorate your home with an air purifier

The new range of air purifiers from Cli-Mate reduces the concentration of allergens within your household. All models contain a carbon filter, which captures and effectively reduces common household odours, cigarette odours, chemical fumes and smoke, while the HEPA filter removes 99.5 per cent of particles associated with allergens. For additional purification, models CLI-AP20 and CLI-AP30 feature three filter layers, with an additional filter serving as a pre-filter, which traps dust, pet hair and large-sized particles. Cli-Mate products have been endorsed by the National Australian Asthma Council for anyone suffering from asthma, hay fever or allergies.

Available in various sizes, Cli-Mate air purifiers are perfect for the nightstand, home office, car or any main area of the house. As well as filtering, the CLI-AP10 model also doubles as an air-freshener and aromatherapy diffuser, with different scents available to delicately fragrance and deodorise any room.

While the smallest size covers an area of 10m², the largest has a purifying coverage area of up to 25m², making them ideal for use at home or at the office. The CLI-AP10 is known as the desktop air filter as it is perfect for small spaces and draws power through a USB or adaptor. The handy desktop air filter offers you a breather from dust and other pollutants.

Perfect for any growing family, the Cli-Mate air purifier range opens up your home, making it feel fresh and clean while providing a healthy and happy environment for every member of the family. 

For more information, visit cli-mate.com.au

Available in a range of different sizes, there is a Cli-Mate air purifier to match any lifestyle



The InSinkErator can be installed in your existing sink, saving you time and money


SINK ABOUT IT

There's a smarter, cleaner way to dispose of your food waste

When the kitchen becomes the entertaining centre of the home, quick and convenient food waste disposal is integral. With food scraps quickly able to overwhelm the space you live in both in terms of sight and smell, an InSinkErator food waste disposer offers a convenient alternative to messy waste bins. It disposes of unsightly food waste down the existing drain, eliminates smells, minimises food prep and clean up times, making life unquestionably easier.

InSinkErator food waste disposers are a true evolution in how we get rid of waste. They quietly grind food without the use of blades, making them safe around children. The InSinkErator also eliminates food leftovers in an environmentally responsible way. It's estimated an average Australian household sends almost 1000kg of food waste to landfill annually, which accounts for more than 30 per cent of all household waste. Organic food waste when dumped into landfill is a known contributor to the production of the harmful green house gas, Methane. Using an InSinkErator food waste disposer allows food waste to be recycled through the sewerage system via a waste water plant where in many instances, they can convert the Methane gas generated into usable energy.

While composting is important for waste management in every household, it is often not an option for many people living in apartments. Here the InSinkErator is ideal; as well as food waste, it also facilitates the disposal of bones, animal waste and other organic matter not appropriate for compost beds.

The InSinkErator food waste disposer sits discretely and compactly within the sink cupboard and the sleek Air Switch can be incorporated into your benchtop, allowing for a seamless look. 

For more information, visit insinkerator.com.au



Expert tip

The natural timber furniture complements the peachy hues of the marble, creating a warm and inviting atmosphere





A TIMELESS CLASSIC

Revamp your kitchen to create a stunning space in which you'll want to cook

The kitchen is often the selling point of a house — and for good reason. It's the place where we gather to prepare meals, nourish our loved ones, experiment with recipes and have afternoon tea and a catch-up with friends. If your kitchen is looking outdated or a bit lacklustre, a renovation, big or small, may have a profound effect.

Michael Attard, of Attard's Kitchens and Cabinetry, has been designing and manufacturing kitchens and cabinets for more than 25 years. And when it comes to kitchen remodelling, you can rest assured that his expertise will provide a superior level of quality delivered in a timely manner.

Here, Attard's Kitchens and Cabinetry has beautifully remodelled a kitchen. Marble was used on the benchtop and splashback for a consistent

and luxurious effect. The hand-painted and routed doors, on the other hand, add a bespoke quality.

The clever cabinetry design and quality craftsmanship allow appliances to blend in seamlessly and not be outshone by the latest Miele cooktop, microwave and integrated dishwasher, Westinghouse fridge and Sirius rangehood. Attard's Kitchens and Cabinetry has created a kitchen its clients will never want to leave. [R](#)

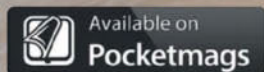
For more information, visit attards.com.au

INTERIOR FOCUS E-BOOK

Available now

An introduction to basic interior design elements and principles to achieve superior results.

Written by Kate St James, FDIA





ABOUT THE AUTHOR

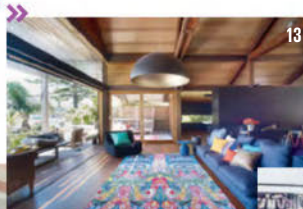
Kate St James, FDIA, is a highly respected interior designer and magazine editor who has been involved in the design and publishing industries for more than 30 years. At the helm of *Grand Designs Australia*, *Home Design*, *Home Renovation*, *Outdoor Rooms* and several additional homeowner titles, Kate is recognised as one of Australia's leading design editors and commentators. She is an expert whose knowledge and eye for detail is regularly sought as a judge for many design awards, TV and radio programs, presentations and keynote addresses.

“EVERYBODY HAS THE RIGHT TO EXPERIENCE GOOD DESIGN”
— KATE ST JAMES



PUBLISHED BY
UNIVERSAL MAGAZINES, LOCKED BAG 154
NORTH RYDE, NEW SOUTH WALES
AUTHOR: Kate St James, FDIA
DESIGN: Daniel McCallum

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BALANCE

Balance refers to the distribution of visual weight in a room. There are three styles of balance: symmetrical, asymmetrical, and radial.

Symmetrical balance is most often found in traditional or formal interiors and is characterised by the same or similar objects being placed in the same positions on either side of a vertical axis, such as two bookcases either side of a fireplace or two identical side tables and lamps either side of a bed or sofa.



Symmetry is also found in the human form and we are most comfortable with this type of arrangement. Asymmetrical balance is achieved with an odd number of and/or mismatched elements. It tends to be used in contemporary interiors and is not always comfortable with asymmetry and this is where the expression “feeling off balance” comes from.

Radial balance is when all the elements of a design are arranged around a centre point such as a spiral staircase, circular rug, circular sofa or round dining table and chairs.

ABOVE Everything in this elegant bedroom, designed by Massimo Sperry, is beautifully proportioned. From the use of colour to the size and shape of the room, furniture and finishes, the design is a perfect example of radial balance.



CREATING INTERIOR SPACES AND SELECTING APPROPRIATE FURNITURE AND FURNISHINGS IS VERY PERSONAL. HOWEVER, THERE ARE SOME FUNDAMENTAL RULES TO OBSERVE.



Radial balance is achieved in this modern living room by Gary Hordern of Mark English Architects.



THINK OUTSIDE THE SQUARE

To create a modern, functional family kitchen, you need an experienced team who know how to put the “style” into your lifestyle

The clients’ request for the space was simple: a family-friendly, open-plan living area that utilised the outdoor view and integrated the laundry into the kitchen.

The space was designed to embrace all these ideals while providing the client with a functional and visually stunning interior to complement the home’s beautiful surroundings.

The “multi-purpose wall of function” was created to conceal the laundry, pantry and fridge. The hidden laundry provides direct access to the clothes line, also situated on the same level, while



the open-plan design enables the kitchen to be more centralised and embrace the view of the reserve. The kitchen layout and adjoining table enables the client to monitor children during play and homework time while carrying out daily tasks.

The kitchen’s seamless design includes an undermount sink that complements the detail of the island rangehood and integrated dual Fisher & Paykel DishDrawers to complete the holistic design of the kitchen. The custom-made rangehood was designed as a focal point, incorporating hidden task and mood lighting to complement the busy nature of the household.

Adjacent windows allow for a generous amount of natural light so that minimal additional lighting is required for daily tasks.

Storage facilities incorporated throughout the design minimise the work load for the family and provide enough space to prevent the kitchen feeling cramped. The natural timber flooring and stone benchtop connect the interior of the home to the natural surroundings, while creating a cleaner and easier-to-maintain food area that is ideal with children around.

This multi-functional area allows many users to comfortably work simultaneously without getting in each other’s way. The whole space is about

melding function and design to perfectly address the clients’ brief and lifestyle. The design is visually well balanced, practical and harmonious, and based on the clients’ compliments, has surpassed their wishes.

With more than 20 years’ experience in the building industry, Angela Gianakis received a clean sweep of awards for various kitchen designs including the 2014 KBDi Kitchen Designer of the Year (SA) and 2014 HIA Bathroom Design of the Year (SA). Outside Square is the ideal design team to suit any home or lifestyle.

For more information, visit outsidesquare.com.au



THE FUTURE OF SHOWERING

Australians love early-20th-century houses for their character and space, but often look to contemporary style to make an older home a modern and luxurious space. That is particularly true in the bathroom and kitchen.

Blending the old with the new is easy with the Mira Platinum digital shower. The clean lines of Mira Platinum and its ability to allow for flexibility in installation make it an unobtrusive yet stylish option for modernising your bathroom's design.

Wireless controllers replace conventional taps and enable you to simply set the temperature and pressure you prefer for your shower. Your wireless controller also features a digital clock to help you stay on time, as well as program warm-up and eco modes.

Easy to install, the wireless controllers work with a digital mixer unit that is placed discreetly out of sight in a cupboard, vanity or ceiling cavity up to 10m away. The optional Mira 360m showerhead provides a luxurious shower featuring four modes: Storm, Burst, Rain and Cloud. Changing modes is as easy as flipping the showerhead.

Whether your bathroom is a sleek, contemporary design or a blend of old and new, Mira Platinum's innovative features ensure you have a modern shower that looks as good as it feels.



For more information, visit mirashowers.com.au 





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MARVEL

PRO

ETERNAL BEAUTY FROM ITALY

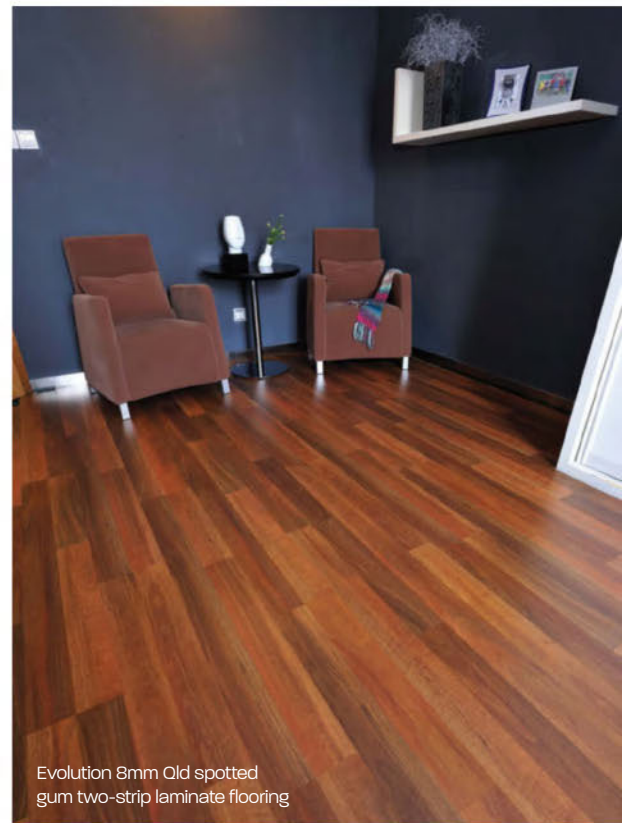


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Evolution 8mm Old spotted gum two-strip laminate flooring

PERFECT MATCH

This Australian-style timber laminate provides a solid starting point for interior styling

Creating sustainable, affordable and realistic flooring solutions is the philosophy that drives the innovation behind Australian business Proline Floors, a leader in creating timber flooring alternatives. The increased market demand for alternatives to hardwoods has taken pressure off the deforestation for real timber floors. This step towards forest sustainability for the future is something Proline Floors takes pride in. The rich character and depth of Australian timber is why it is so highly sought after as a flooring option.

Proline's Evolution range of laminate flooring embodies the latest technologies to not only present as real timber, but to ensure practicality and durability, with wear warranty up to 25 years. Matching the elements of natural timber, Evolution flooring has natural colour variation throughout the individual boards, creating visual depth and texture. This is carried through to the different designs modelled off Australian timber species such as blackbutt, NSW and Qld spotted gums, Tasmanian oak and the newly added brushbox. The flooring also utilises aqua shield technology to protect it from water damage above and below the floor's surface for up to 60 hours — something that traditional laminates cannot endure.

With the use of timber flooring becoming increasingly prevalent in contemporary interiors, the need for aesthetic diversity is a must. Evolution floors are produced in 8mm two strip or 12mm gloss finishes — both unique in style and adaptable to

different decors. Each design is manufactured with a superior melamine surface finish that helps the floors resist scratches and marks and also helps retain their natural look under lighting. The addition of aluminium oxide also provides the floors with an extra layer of protection against scratching. The artistry and usability of the Evolution floor range is evidence of Proline Floors' 50 years of experience in flooring solutions. Proline Floors has products available in more than 300 stores throughout Australia. [For more information visit evolutionfloors.com.au](https://www.evolutionfloors.com.au)



Evolution 12mm NSW spotted gum gloss one-strip laminate flooring

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